

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BE/51/26/HH

LOCATION: 9 Birdham Close
Bersted
PO21 5TD

PROPOSAL: Installation of a modular access ramp and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No comments from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Prone to Groundwater Flooding.
Pagham Harbour Zone B.
Built-Up Area Boundary.
2km Buffer for Site of Special Scientific Interest.
CIL 4.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a mid-terrace two storey house located at 9 Birdham Close, Bersted. This application seeks planning permission for the construction of a front access ramp with galvanised steel handrails,

replacement of the existing front door with new double glazed ultra slim aluminium door, and brick infilling existing adjacent window opening.

The ramp would be erected central to the front of the dwelling in line with the existing path and would be set back approximately 5.42m from the highway boundary. The ramp would extend approximately 4.8m into the front garden from the principal elevation and have two galvanised steel handrails 0.9m high, which are not solid or imposing in structure and would not compromise the open character of the frontages in Birdham Close. The maximum height of the handrails would be 1.1m. The proposed front door would replace the existing and be similar in style and the existing window would be in-filled with brick matching the existing exterior of the porch.

The proposal would be visible from the street scene, however the structure and alterations to fenestration would be a minor alteration within the property frontage and would be open in nature. Therefore, the proposed front ramp, door and would not result in adverse harm to the character or appearance of the host dwelling, street scene or wider area in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The ramp would be set in approximately 2.4m from the north western boundary and 1.8m from the south eastern boundaries and would be an open structure with a maximum handrail height of 1.1m. Given the spacing maintained between the ramp and neighbouring properties, and the height and scale of the ramp, the proposed ramp would not result in any overbearing, overlooking or overshadowing effects to neighbouring properties.

The proposed development would not result in any adverse overbearing, overlooking, or overshadowing, and is in accordance with Arun Local Plan Policies D DM1 and D DM4.

SUMMARY

The proposed development is in accordance with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a positive impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Existing and proposed ground floor plans- 01
Existing and proposed elevations- 02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.