

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

REF NO: BR/307/19/HH

LOCATION: 34 Hawthorn Road
Bognor Regis
PO21 2DD

PROPOSAL: Creation of new steps, handrail and platform for access to the front of the property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a new step and handrail for access to the property.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Bognor has a 'made' Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The steps and handrail will be visible from the street scene with it sited to the front of the principal elevation.

There is an existing step under an enclosed porch area. This step will be increased in depth and an additional lower level step will also be constructed, with a total depth of 1.5m from the principal elevation. The additional step will have a height of approx. 0.12m and the hand rail will have a height of approximately 0.9m.

There are no examples nearby however due to the modest size and design, the development does not appear unduly dominant with 5m retained to the front boundary.

The proposal is not deemed to adversely impacts upon the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the scale of the development proposed and the siting, with sufficient space retained to the neighbouring property, the development is not considered to result in harm upon neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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

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 neutral impact on the protected characteristics.

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

- Block Plan
- Proposed Plans - HT/01/hawthornroad34

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.