

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

REF NO: BR/61/19/HH

LOCATION: 34 Ivydale Road
Bognor Regis
PO21 5LY

PROPOSAL: Ramp access to existing front door

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for ramp access to the existing front door.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Regis Town Council: No objection received from Bognor Regis Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
-Within the built up area boundary.

DEVELOPMENT PLAN POLICES

[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
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Bognor Regis Town Council do have a Neighbourhood Plan, however, no policies within this document are considered relevant to this application.

There appears to be no relevant history relating to this site.

The site is occupied by a detached bungalow, set in a residential area consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for proposed ramp access to the front door and hand rails at ground level. Due to the location and siting of proposed ramp it will be visible within the street scene. However, due to the modest nature, it is not considered that the proposed development would cause demonstrable harm to the character of the area. The proposed ramp will measure approximately 5.4m in length, 1m in width and the rails will be an approximate height of 1.1m. The surrounding properties are of a mixed design and style and although there appears to be no ramp access to neighbouring properties, given the location of the proposal, it is considered to not appear out of character with the locality. The proposed bricks to be used will match that of the existing dwelling to further mitigate any impacts on the character of the local area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed ramp with hand rails is considered a modest addition to the existing dwelling that would have no harmful impact on the residential amenity by reason of overlooking. Therefore, the proposal is deemed to accord with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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

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.

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 and Block plan LH/03/IVYDALE and Existing and proposed floor plans and elevations LH/02/IVYDALE.

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.