

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

REF NO: CM/28/18/HH

LOCATION: 3 Climping Park
Bognor Road
Climping
BN17 5DW

PROPOSAL: Removal of existing concrete steps & metal railings & installation of replacement concrete steps, railings & electrically operated steplift.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks planning permission for the removal of existing concrete steps and metal railings and installation of replacement concrete steps, railings and electrically operated step lift.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Climping Parish Council

Climping Parish Council:

No objection received from Climping Parish Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Outside the Built up Area boundary.

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design**PLANNING POLICY GUIDANCE:**

CONCLUSIONS

PRINCIPLE

The application site is situated outside the Built Up Area Boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for a replacement concrete steps, railings and step lift to the side of an existing dwelling. The proposal is in accordance with CSP1 of the Arun Local Plan, as it complies with policy DDM4 (a) and (c) of the Arun Local Plan. The proposed development is in accordance with CSP1 (f) by virtue of the proposals compliant with Policy DDM4.

In this case, the key policy considerations are deemed to be DDM1 and DDM4 of the Arun Local Plan and CPN12 of the Climping Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The application seeks to remove the existing concrete steps and metal railings to the side elevation and install replacement concrete steps, railings and electrically operated step lift. The proposed development will be visible from the street scene and from neighbouring properties however, it is of modest scale and the bricks used will match that of the existing dwelling. It should also be noted that the concrete steps and railings are to replace existing of similar design and scale..

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed concrete steps, railings and step lift are considered to be a modest addition to the dwelling that would cause no unacceptably harmful impacts on the residential amenity of any neighbouring properties by reason of overlooking, overshadowing or overbearing. Due to the limited garden space the proposed works will be visible in the street scene, however, due to the modest nature it is not considered that the works cause demonstrable harm to the character of the area. Therefore, the proposal is deemed to accord with policies DDM1 and DDM4 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.

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 (disability)..

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 JHB/327/206

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.