

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

REF NO: FG/56/19/HH

LOCATION: 51 Ferring Lane
Ferring
BN12 6QS

PROPOSAL: Ramps to front and rear elevation, proposed tarmac drive

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Applicant seeks to construct ramps to the front and rear of the dwelling and to develop a tarmac driveway to provide disabled access.
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RELEVANT SITE HISTORY

FG/32/07/	Side and rear single storey extension, new garage and additional highway access.	ApproveConditionally 03-05-07
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response from Ferring Parish Council.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-Up Area Boundary
Tree Preservation Orders

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)
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 SDSP2 the key policy considered is D DM1.

Policy:

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, 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 neighbours and the locality.

Site history:

No relevant sight history.

Describe site:

The site is occupied by a detached dwelling with a flat front garden. The neighbouring properties have hard driveways with a variety of materials used.

Design and Visual Amenity:

The proposed works to the front garden of the property will look to remove a stoned drive way and replace it with tarmac. There will also be a flat landing at the top of the ramp to allow disabled access, there will also be one ramp added to the rear of the dwelling.

The proposed works will be visible from the street scene and will effect the spatial character. However, they are very minor in nature and due to the other works that have been carried out to neighbouring properties it is not deemed to have a significantly detrimental impact on the character of the area.

Neighbourhood Residential Amenity:

The proposed development is not deemed to give rise to any unacceptable adverse impact on neighbouring residential amenity.

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 sm/05/FerringLn51 (revision B), sm/06/FerringLn51 (revision B) and proposed block plan.

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 The hard surface hereby approved shall at all times be constructed from a porous material, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: In the interests of public safety and residential amenity in accordance with policy DDM1 of the Arun District Local Plan.

- 4 **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.