

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

REF NO: FP/161/12/

LOCATION: 12 Pennyfields
Bognor Regis

PROPOSAL: Installation of level threshold door to form level platform with ramp

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent to install a level threshold door to form level platform with ramp.
SITE AREA	Approximately 499 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front or side boundary adjoining no.13.
SITE CHARACTERISTICS	Semi-detached, two storey 1930s dwelling constructed from red brick with a tiled hip roof. Corner plot. One off-stree parking space.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising 1930s semi-detached dwellings of identical character and design. School is located to the east.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PROPOSAL

The application seeks consent for the installation of a level platform, brick up stand, gated access and steps. The proposed works are requested in order to provide level entry threshold to the dwelling and to facilitate the use of a wheelchair in the future.

DESIGN AND VISUAL AMENITY

The level entry to the dwelling will consist of an area of 3.2 sq metres laid to concrete at the same height as the internal floor level. The concrete hardstanding will be surrounded by a 400mm brick upstand with a 800mm high timber gate and steps to the side. The ramp will be at 1:15 gradient and will measure 1.2 metres in width and 3.2 metres in length. The surface treatment proposed is concrete and the brick upstand will be constructed in materials to match the host dwelling.

The property occupies a corner plot within a residential cul-de-sac and there is no formal boundary treatment to the front of the site, or on the side boundary adjoining the neighbour at no.13. As such, the proposed ramp access will be visible within the streetscene. However, this is a small scale alteration to the property that is not considered to compromise the established

spatial character of the area or visual amenity.

RESIDENTIAL AMENITY

There is considered to be no adverse impact the residential amenities of the closest neighbouring property at No. 13, immediately to the north.

SUMMARY

It is therefore recommended that planning permission is granted, subject to the following conditions.

HUMAN RIGHTS ACT

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 to 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 (positive) have been identified upon those people with the following 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: drawing SG/02/PEN12 existing and proposed plan of ramp; drawing SG/03/PEN12 front elevation of ramp; drawing no. SG/04/PEN12 east and west elevation of proposed ramp, site plan, location plan, block plan, received on 29 August 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The brick up stand shall match in colour and texture the brick elevations of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.