

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

REF NO: FP/212/21/HH

LOCATION: 9 Ramillies Gardens
Felpham
PO22 7QH

PROPOSAL: Installation of front ramp

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Installation of ramp at front of property, allowing access to front door to aid residents mobility needs.

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within a built up area boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The development is situated in the built up area boundary where the principle of development is acceptable subject to accordance with relevant plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Development Plan.

SITE HISTORY

There is no relevant site history has been noted.

DESIGN AND VISUAL AMENITY

The ramp will be located to the front elevation of the dwelling, and will be clearly visible from the wider area.

The ramp will have a width of 6.12m and have a depth of 1m and will be pitched at a suitable angle for wheelchair/mobility impaired access, meeting standard regulations and providing easier access for the user. There will be a flat platform located in front of the access door at the top of the ramp, with a width and depth of 1.5m. The proposal retains 15m from the front boundary and will be visible from the street scene. However, as it is set relatively far back from the street itself, the proposal should not visually impose upon the character of the area.

The proposal appears subservient to the design of the main building and the materials proposed will match that of the existing dwelling, which will ensure the ramp is as closely integrated as possible.

Although able to be viewed from the street scene, the proposal is not considered to result in adverse impact upon the character of the area and will be of essential use to the resident of the property. It accords with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The ramp will be situated to the front elevation of the property and will have a height no greater than 1.5m. Due to its location being at the front of the dwelling it is not considered to result in adverse overbearing or overshadowing retaining a distance of 4m to the west and 6m to the east.

The proposal does not pose any risk of overlooking or overshadowing neighbouring properties.

As the development proposed is at the front of the property, it is not deemed to result in any harm upon neighbouring amenity and is in 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 positive impact on the protected characteristics (age, disability.

CIL DETAILS

This application is not CIL Liable.

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 **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.