

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

REF NO: FP/213/19/HH

LOCATION: Greenock Villa
Clyde Road
Felpham
PO22 7AH

PROPOSAL: Formation of new access together with dropped kerb crossover and formation of gravelled hardstanding

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a new access with dropped kerb to the front of the property.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATIONS

Natural England

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

Natural England - No comment to make on the application.

WSCC Highway) - The applicant has failed to supply visibility to the west however due to the properties location in the cul-de-sac, the visibility is acceptable. The proposed drive is to be constructed of gravel. If the LPA is minded to approve, then the LHA ask the applicant to make sure during the design stage that a 'granite set' separates the applicants land from the publicly maintained highway. This should help aid in the applicant keeping the access point free of materials. The LHA does not consider there would be a severe impact. Conditions should be applied.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

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.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal will create a new access with a dropped kerb for parking. There are some crossovers evident and the alteration will have little impact on the visual amenity of the locality. The proposal is not considered to result in adverse impacts upon the spatial pattern or character of the area and accord with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The creation of an vehicle crossover is not considered to give rise to any unacceptable adverse harm to the residential amenity, and have a minimal impact on the users and occupiers of nearby land in accordance with D DM1 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 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
- Location and Block Plan - IBA/524/01

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 use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved location/block plan.

Reason: In the interests of road safety and DDM1 of the Arun Local Plan.

- 4 The use of the access shall not commence until such time as the parking area has been constructed in accordance with the approved location/block plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and DDM1 of the Arun Local Plan.

- 5 INFORMATIVE: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform>

- 6 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.