

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

REF NO: FP/238/19/HH

LOCATION: 12 Ullswater Grove
Felpham
PO22 8NB

PROPOSAL: Access adaption work to include replacement of window with access door, ramp & handrails.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to replace a window with a door to allow for a ramp to be constructed with a handrail for access to the property.

RELEVANT SITE HISTORY

FP/160/02/	Pergola to rear elevation, over patio	Approve 22-11-02
FP/60/98/	Extensions to side, front and rear to provide porch,carport, utility room, kitchen and conservatory.	ApproveConditionally 09-07-98

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

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
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 2014 POLICY ESD1 Design of new development**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The application seeks to replace a window with a door which will allow for access with the addition of a ramp and handrails.

The development will be visible from the street scene however due to the siting will not extend beyond the principal elevation of the dwelling.

There is an existing side extension with a window set back approximately 4m from the principal elevation of the dwelling. The ramp will extend approximately 3.85m in depth along the side of the dwelling with a handrail to a height of 1m running alongside. The ramp height is small at around 0.10cm.

Whilst there are no similar examples nearby, due to the modest size, with it set back from the front boundary, the development is not considered to adversely impact upon the character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There are no windows to the side elevation of the neighbouring property at No.10 and due to the siting and size is not considered to result in harm upon neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Due to the siting of the development , it would a remove parking space that is currently utilised along the side elevation of the property. A car would fit across the front of the dwelling however there is also sufficient off road parking and the loss of a space is not considered to result in highway/parking issues.

SUMMARY

The proposed development is deemed to accord with the relevant development plan 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
- Block Plan
- Existing and Proposed Access Route Plan - HT/01ullswatergrove12 B

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 **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.