

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

REF NO: LU/102/19/HH

LOCATION: 11 Maltravers Drive
Littlehampton
BN17 5EY

PROPOSAL: Boundary wall to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council
No objection

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within an area of character
Within the built up area boundary

DEVELOPMENT PLAN POLICES

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

DDM1 D DM1 Aspects of form and design quality

SDSP2 SD SP2 Built-up Area Boundary

[Littlehampton Neighbourhood Plan 2014 Policy 2](#) A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application is located within the built-up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case the key policies are considered to be D DM1 of the Arun Local Plan.

There is no relevant site history.

THE SITE

There is a grass verge and public footpath that run past the front of the property next to the proposed boundary. The proposed wall would measure approximately 1.3m at the highest point and be 15.7m wide. There are many comparable properties along Maltravers Drive that have a walled front boundary.

DESIGN & VISUAL AMENITY

There are many comparable properties along Maltravers Drive that have a walled boundary at the front. Therefore, it is considered that the proposal does not compromise the established character of the area nor have an unacceptably adverse impact upon the visual amenity of the locality. This application complies with Policy 2 of the Littlehampton Neighbourhood Plan as it fits in with the spatial plan of the area.

CONCLUSION

The proposed development is therefore considered to accord with the relevant development plan policies and as such it is recommended that it be approved 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 approved shall be carried out in accordance with the following approved plans: 264 - 701-P1, Street View 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.

- 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.