

PLANNING APPLICATION REPORT

REF NO: LU/171/09/

LOCATION: 78 Horsham Road
Littlehampton

PROPOSAL: Ramped access from front boundary up to front door

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Ramped access up to the front of the property. Brick retaining walls and metal hand rails approximately 1m high.
SITE AREA	Approximately 438 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes up from the highway.
TREES	Some trees and hedging on the southern boundary, none of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close board timber fencing to the front of the site approximately 1.2m high.
SITE CHARACTERISTICS	Semi detached bungalow. Red brick elevations, hipped red tiled roof. Long front garden with property set back from the highway.
CHARACTER OF LOCALITY	The site is located on a corner location abutting a main and residential road. Mix of different types and styles of dwellings within close proximity.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Class B Road

DEVELOPMENT PLAN POLICIES

South East Plan:

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

PPS1 Delivering Sustainable Development

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 or legislative background.

CONCLUSIONS

The proposed application seeks permission for a ramped access with a retaining brick wall and metal hand rails. The proposal will be largely screened from the street scene by the existing hedging and trees of varying heights within the front garden and the close board wooden fencing on the front boundary, approximately 1.2m high. The raised platform is not considered to result in unacceptable overlooking as it is to the front of the property and any overlooking will only be of the open front gardens of the neighbouring properties.

Therefore given its scale and the existing screening the development is not considered to impact upon the neighbouring properties nor will it appear obtrusive within the street scene.

It is therefore recommended that the application be approved subject to the following conditions.

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:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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: GEN2 GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.