

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

REF NO: LU/254/20/HH

LOCATION: 34 Arundel Drive Thornlea Court
Wick
Littlehampton
BN17 7PZ

PROPOSAL: Installation of steplift

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks planning permission for the construction of a step lift to the east of the property. The proposed Terry TSL 1000 step lift will have a proposed height of 0.73m and a proposed width of 1.48m.

RELEVANT SITE HISTORY

LU/147/15/HH	Porch to existing static home. This application may be determined by Littlehampton Town Council under delegated powers.	Approve Conditionally 23-06-15
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REPRESENTATIONS

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

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Outside 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)

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS**PRINCIPLE**

The key policies within the application are D DM1 and D DM4 of the Arun Local Plan. Additionally policy 1 of the Littlehampton Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

DESIGN AND VISUAL AMENITY

The proposal will be situated at the east of the property and will not be visible from the street scene, or the wider area and there will therefore not have an impact on the character and appearance of the area.

The proposed step-lift has a maximum height of 0.73m and width of 1.48m which adjoins to the existing hand rail, gate and steps attached to the host dwelling. The step-lift is considered to appear subservient to, and well integrated with the existing hand rail, gate and steps which is adjoined to the host dwelling.

NEIGHBOURING RESIDENTIAL AMENITY

The ramp with hand rails is a modest addition to the dwelling that would have no harmful impact on the residential amenity of either neighbouring dwelling by reason of overlooking. Due to the modest nature of this proposal it is not considered that the works cause demonstrable harm to the character of the area and due to the siting of the step-lift it will cause minimal impact to the street scene. The proposals are deemed to accord with policies DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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 general access
 - Step lift elevations
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.