

**Recommendation Report for Planning Permission**

**REF NO:** LU/260/17/PL

**LOCATION:** 7 Bermuda Court  
The Saltings  
Littlehampton

**PROPOSAL:** Ramped access to front entrance.

**SITE AND SURROUNDINGS**

|                                       |                                                                                                                                                        |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | As above<br><br>The ramp is approximately 4.1m long, 1.2m - 1.8m wide and 0.9m high to top of handrail.<br><br>The ramp is to provide disabled access. |
| SITE AREA                             | N/A                                                                                                                                                    |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                    |
| TOPOGRAPHY                            | Predominantly flat.                                                                                                                                    |
| TREES                                 | None of any significance affected by the proposed development.                                                                                         |
| BOUNDARY TREATMENT                    | The frontage is open plan.                                                                                                                             |
| SITE CHARACTERISTICS                  | The application property comprises a flat within a terrace property. The building is constructed of brick beneath a tile roof.                         |
| CHARACTER OF LOCALITY                 | Residential comprising similar flat properties in similar terrace of properties.                                                                       |

**RELEVANT SITE HISTORY**

No relevant planning history

**REPRESENTATIONS**

**Representations received:**

Littlehampton Town Council

Littlehampton Town Council has no objection.

No response to public consultation.

**Comments on Representations received:**

None

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

**POLICY CONTEXT**

Designation applicable to site:

Built up area

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan 2003: GEN2  
GEN7  
DEV19

Publication Version of the Local  
Plan (October 2014):

Built-up Area Boundary  
The Form of New Development  
Extensions to existing residential buildings

D DM1 Aspects of Form and Design  
Quality  
D DM4 Extensions and Alterations to  
Existing Buildings (residential and non-  
residential)  
D SP1 Design  
SD SP2 Built-Up Area Boundary

Littlehampton Neighbourhood Plan 2014 Policy 1 The Presumption in Favour of Sustainable  
Development

**PLANNING POLICY GUIDANCE**

NPPF  
NPPG

National Planning Policy Framework  
National Planning Practice Guidance

**POLICY COMMENTARY**

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory

local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Policy 1 of the Littlehampton Town Development Plan is relevant to this application.

## **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

### **PLANNING**

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 and/or legislative background.

## **CONCLUSIONS**

The site is within an established residential area where the principle of development is acceptable, subject to accordance with relevant planning policies.

This application seeks planning permission to alter the current access to provide a ramp approximately 4.1m long by 1.8m wide (max) together with a 0.9m high hand rail. The

development is required to enable access for the disabled occupant.

Given the small nature of the development the proposed development is acceptable in design and visual amenity terms and although visible on the street scene the proposal is not harmful to the character and appearance of the property or the wider area. There are no alterations to the residential amenities of adjoining occupants and therefore complies with policies.

The development therefore complies with adopted planning policies in the Arun Local Plan 2003 and it is recommended that the application be approved, subject to the following conditions.

#### **HUMAN RIGHTS ACT**

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 plan, block plan, existing and proposed access plans, existing

and proposed north elevations,existing and proposed south elevations & existing and proposed east elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District 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.