

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

REF NO: LU/289/21/PL

LOCATION: 69 Wick Farm Road
Littlehampton
BN17 7HL

PROPOSAL: Laying of area of hardstanding for front driveway.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION New hardstanding measuring 5.56m in depth by 6.56m in width located within the front garden of property for the parking of cars.

REPRESENTATIONS

Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
2km buffer zone SSSI
500m buffer zone permitted waste site.

DEVELOPMENT PLAN POLICIES

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

TSP1	T SP1 Transport and Development
DDM1	D DM1 Aspects of form and design quality

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS

PRINCIPLE

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 T SP1 ensures development of the transport network so that it reduces the need for car travel,

promotes green infrastructure, protects the major road network, maintains appropriate levels of parking standards and requires applications to consider and design for development in relation to transport infrastructure.

Policy 1 of the Littlehampton Neighbourhood Development Plan (LNP) 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. This application accords with the relevant policies in the LNP.

It is proposed to install a hardstanding to the front of the property for the parking of two cars. It is noted that the neighbouring property and others in the immediate vicinity also have made provisions for parking to the front of their properties.

The site already benefits from a dropped kerb, so no additional license is required from West Sussex Highways. Part of the low level front boundary wall has already been removed to access the front garden for parking. This proposal would formalise this arrangement and tidy up the front of the property by finishing the brick wall with the appropriate brick built piers similar to no. 71.

The proposed hardstanding would drain into a permeable surface or soakaway and therefore not increase water runoff from the site.

The number of parking spaces provided accords with Arun Parking Standards and does not affect the availability of on street parking spaces, which is unrestricted.

The proposed hardstanding accords with policies D DM1 and T SP1 of the Arun Local Plan, in that the hardstanding would be in keeping within the street scene, of an attractive appearance over the existing informal arrangements, and would accord with Arun's Parking Standards.

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.

CIL DETAILS

This application is CIL Liabie therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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
 - Design and Access Statement
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and T SP1 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.