LU/87/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Access ramp to front. Dove Lodge, 49 Beach Road, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The access ramp for disabled use is located to the front and there will be a continuous handrail to a height of approximately one metre.
SITE AREA	Approximately 0.104 of a hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by this application.
BOUNDARY TREATMENT	The boundaries to front consist of red brick walling approximately 0.5 metres in height and one metre in height. This is further supplemented by shrubs and hedging at over metre in height since these are set on the brick wall itself. To rear there is brown brick walling over approximately 1.5 metres and smooth rendered walling over 2 metres in height.
SITE CHARACTERISTICS	A two-and-a-half storey detached property with red brick walling and smooth rendered window dressings painted cream. The roof is pitched with red plain tiles. There are side dormers and UPVc window frames.
CHARACTER OF LOCALITY	Predominantly residential with two-and-a-half storey terraced properties, two and three storey flats and a park opposite.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/157/56	Extension to form dining room	Approved 14-12-1956
LU/299/67	Change of use from private hotel to home for the care of old people	17-11-1967
LU/280/73	Extensions	Approved Conditionally 18-07-1973

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection.
Local Groups	None
Other	None

CONSULTATION RESPONSES

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CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area Boundary Buildings of Structural Character Area of Special Character Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN7, GEN22, AREA1

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 in regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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 legislative background.

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CONCLUSIONS

The ramp is located to the front of the nursing home. Therefore, the access ramp will be visible from the road. However, the ramp is considered to be sympathetic in the street scene. The handrail will be some one metre in height and it is not considered that this will be unacceptable in the street scene.

In addition, given the current use of the site as a nursing home, the ramp is appropriate in nature and degree. In consequence, it is unlikely to cause a demonstrable level of harm to both the Area of Special Character and Building of Structural Character.

It is therefore recommended that the application be approved, subject to the condition overleaf.

LITTLEHAMPTON LU/87/06/

Access ramp to front

Dove Lodge
49 Beach Road
Littlehampton

RECOMMENDATION

Approve Conditions

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).