PLANNING APPLICATION REPORT

REF NO: **LU/89/09/**

LOCATION: 1 Madehurst Court
Gloucester Road
Littlehampton

PROPOSAL: Construction of concrete access ramp to communal entrance door to flats no's 1-6 off Gloucester Road, complete dwarf brick wall upstands and tubular guarding 900mm high to 'free' sides.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The ramp is to be approximately 7m in length x 1.3 in width. The railings will approximately 900mm high.
SITE AREA	Approximately 822 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open to highway.
SITE CHARACTERISTICS	The site is occupied by a detached 3 storey block of flats. Painted cream and brick walls. Car parking places to front of the site.
CHARACTER OF LOCALITY	The site is located within a residential area. The area is predominantly characterised by terraced properties. Factory and train station to the south of the site.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:
Comments awaited.
Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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 is for a concrete ramp to access the communal entrance, with a dwarf brick wall enclosing the ramp and tubular guarding. The proposal will be viewed within the street but due to its scale is not considered to detrimentally impact on the character and appearance of the surrounding residential area.

The proposed dwarf brick wall is considered to appear visually integrated with the existing building and the concrete ramp will match the existing car parking area to the front of the site.

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

STRUCTURE PLAN: DEV1, LOC1

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.