

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

REF NO: P/104/21/HH

LOCATION: 215 Pagham Road
Pagham
PO21 3QD

PROPOSAL: Installation of a crossover with drop curb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Provision of dropped curb and crossover to front of property.

REPRESENTATIONS

Parish Council - No Objection

WS Highways - does not consider this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to NPPF (parag 109 now 111), and that there are no transport grounds to resist the proposal.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:

2km Buffer Zones Bognor Reef and Pagham Harbour

Pagham Harbour Zone B

Article 4 - No camping/ moveable structures for more than 28 days

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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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.

Pagham has a Village Design Guide, none of the policies are of relevance to this application.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a dropped kerb on the front of the property measuring approximately 5.9m wide. Given there are a number of driveways and access points to parking areas in close proximity to the site there will be little impact on visual amenity of the locality. Due to the minor scale of development, the proposal is not considered to result in adverse impacts upon the spatial pattern or character of the area and accord with D DM1 of the Arun Local Plan.

TRANSPORT NETWORK

The provision of a vehicle crossover and dropped curb provides a safe access to the highway for the occupants of the property, and is expected to free up the roadside parking promoting a freely moving highway. The property will be afforded 2 parking spaces to the front of the dwelling which meets with the parking standards for a property of this size. The proposal is considered to make provision for safe access onto the highway in accordance with T SP1 of the Arun Local Plan.

The proposal is recommended for approval.

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 Liabe 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 L01
- Block Plan B01
- Site Plan A101

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 The use of the car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and T SP1 of the Arun Local Plan.

- 4 INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ. (Tel no. 01243 642105).