

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

REF NO: P/46/19/HH

LOCATION: 8 Laurel Drive
Mill Farm Estate
Pagham
PO21 3ND

PROPOSAL: Retention of chairlift on front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to install a stairlift to the side elevation of the property.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
No objection.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built up area boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
CSP1	C SP1 Countryside

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated the built up area boundary as defined in SDSP2 of the Arun Local Plan. The proposal is however for an extensions to an existing dwelling. The proposal is in accordance with CSP1 if it refers to a specific use or type of development that is covered by another policy. The key policy considerations are deemed to be D DM1 and D DM4 of the Arun Local Plan.

Pagham has an emerging neighbourhood plan however none of the policies are relevant to the application.

DESIGN AND VISUAL AMENITY

The property is located within a mobile home park and therefore the access to the properties are similar usually by way of stairs, although there are no other chairlifts. The entrance to the property and chairlift is situated to the northern elevation which is to the side.

There are 3 steps which lead up to the front door of the property. The top of the stair sits 0.8m from ground floor level. The top step has a width of around 80cm, the chairlift track then runs alongside this for a further 68cm. The chairlift therefore moves approximately 1.5m in width from the side elevation of the property and front door to the ground floor level for access to the car. The chair has a height of around 1m.

However, due to its modest size and appearance, with the chair and track contained mostly within the existing stairs, the addition is not considered to appear unduly dominant or adversely impact upon the appearance of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the size and siting of the chairlift which retains sufficient distance to the neighbouring property, the development is not considered to result in any adverse overbearing, overlooking or overshadowing impacts upon neighbouring amenity and as such accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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 positive impact on the protected characteristics (disability).

RECOMMENDATION

APPROVE

- 1 **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.