

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

REF NO: P/74/18/HH

LOCATION: 18 Mayfield Close
Pagham
PO21 3PL

PROPOSAL: Replace door & build ramp to ground level with handrails to sides.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

P/13/68	Garage	Approve 31-01-68
P/159/67	Garage	Refused 20-12-67 Appeal: Withdrawn

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
Pagham Parish Council:
No objection - The committee questioned the need for planning permission for an alteration of this scale.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in the SDSP1 the key policies considered are DDM1 and DDM4 of the Arun Local Plan, Policy 1 and 3 of the emerging Pagham Neighbourhood Development Plan are of relevance to the proposal and the proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The application seeks to replace a door and construct a ramp to ground level with handrails to side. The proposed development will be seen from the neighbouring properties however it is of a modest scale and the bricks used will match that of the existing dwelling.

NEIGHBOURING RESIDENTIAL AMENITY

The ramp with hand rails is a modest addition to the dwelling that would have no harmful impact on the residential amenity of either neighbouring dwelling by reason of overlooking. Due to the limited garden space the works will be visible in the street scene. However, due to their modest nature it is not considered that the works cause demonstrable harm to the character of the area. The proposal is deemed to accord with policies DDM1 and DDM4 of the Arun Local Plan (2011-2031).

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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 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:- Block plan, SG/01/May18 and SG/02/May18.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.