

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

REF NO: P/81/20/HH

LOCATION: 6 The Crescent
Pagham
PO21 4RU

PROPOSAL: Installation of a ramp.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Installation of a ramp to access to front door for disabled person access. The ramp will be constructed of concrete with a brick upstand to match the existing brickwork on the house with a galvanised handrail. The ramp will have a gradient of 1:15 and a 1500 x 1500mm landing platform.

RELEVANT SITE HISTORY

P/69/89	First floor Box Room and enlargement of existing Bedroom and Dormer.	ApproveConditionally 09-10-89
P/30/20/HH	Installation of a ramp to provide disabled access to the front door	

REPRESENTATIONS

No objection from Parish Council.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

DDM4 D DM4 Extensions&alter to exist builds(res and non-res)

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

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Pagham does have an emerging Neighbourhood Plan and a Parish Design Statement. Policy 1 of the emerging Neighbourhood Plan is of relevance and complied with.

DESIGN AND VISUAL AMENITY

The entrance door is to the front of the property and as such the ramp runs along the east elevation and is visible from the street scene.

The hand rail will have a landing platform of 1500x1500, it is open in appearance and is therefore not considered unduly dominant upon the street scene.

Whilst there are no nearby examples, the proposal is not considered to result in an adverse appearance on the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The ramp is located to the east elevation of the property.

The proposal is not deemed to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The siting of the ramp does not impact on any parking spaces within the driveway of the property. As such the works are not considered to result in an adverse impact upon highway or parking issues.

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 and informatives.

HUMAN RIGHTS ACT**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.

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
Proposed access plan HT/03/TheCrescent6

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The materials and finishes of the ramp hereby permitted shall match in colour and texture those of the existing building.

In the interests of amenity in accordance with policies DDM4 of the Arun Local Plan.

- 4 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.