

PLANNING APPLICATION REPORT

REF NO: R/124/09/

LOCATION: 61 Dinsdale Gardens
Rustington

PROPOSAL: Construct ramped access to front door

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The ramp will measure approximately 3.2m x 1m. The hand rail will be approximately 1.1m high.
SITE AREA	Approximately 215 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to the front of the site approximately 1.8m high.
SITE CHARACTERISTICS	2 storey mid terrace property, red brick elevations, gable pantiled roof. Pitched roof porch to the front of the site.
CHARACTER OF LOCALITY	The site is located within a cul-de-sac, with residential properties surrounding the site. The area is characterised by 2 storey terraced properties of similar styles.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

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 seeks permission for a ramped access and metal handrail to the front of the property. The proposed will be set back from the highway by some 10m and will slope up from the existing concrete path leading up to the entrance of the site.

The proposal will partly viewed within the street scene, however given its scale and the screening to the front of the site it is not considered to obtrusive within the street and will therefore not detract from the character and appearance of the surrounding residential area. Given the central location of the development to the front of the property, it is not considered impact upon the residential amenity of the neighbouring properties.

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

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.