

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

REF NO: R/251/21/HH

LOCATION: 74 Dinsdale Gardens
Rustington
BN16 3NT

PROPOSAL: Installation of front ramp

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Installation of ramp at front of property, allowing access to front door to aid residents mobility needs.

REPRESENTATIONS

Rustington Parish Council - no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
CIL Charging Zone 4

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
SDSP2	SD SP2 Built-up Area Boundary

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The development is situated in the built up area boundary where the principle of development is

acceptable subject to accordance with relevant plan policies. As stated in SD SP2 of the Arun Local Plan, the key policies considered are D DM1 and D DM4. Additionally, NER2 (Policy 2) of the Rustington Neighbourhood Development Plan is also considered.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design criteria for which applications should be assessed. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees and Woodland, Solar Gain, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out 5 criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. These criteria aim to minimise the proposals impact on the character of the host dwelling, its neighbours and the rest of the area.

NER2 Policy 2 of the Rustington Neighbourhood Development Plan states that development proposals will be approved provided that their scale, density, massing, height, landscape design, layout and materials reflect and enhance that of the established character of the area.

SITE HISTORY

No relevant site history.

DESIGN AND VISUAL AMENITY

The ramp proposed will be located to the front elevation of the dwelling, and will be visible from the wider area.

The ramp will have a width of 0.9m, a depth of 4.8m and will be pitched at a gradient of 1:15, which is a suitable angle for wheelchair/mobility impaired access, meeting standard regulations and providing easier access for the user. There will be a flat platform located in front of the access door at the top of the ramp, with a width of 0.9m and a depth of 1.2m . The proposal retains 1.2m from the front boundary and will be visible from the street scene. However, given its low height and not being directly situated in front of the street, it should have minimal visual impact on the character of the area. Views of the ramp will also be partially restricted in certain positions due to shrubbery located in the front garden of the property.

The proposal appears subservient to the design of the main building and materials are appropriate, which will ensure the ramp is as closely integrated as it can be.

Although able to be viewed from the street scene, the proposal is not considered to result in adverse impact upon the character of the area and will be of essential use to the resident of the property. It accords with SD SP2, D DM1 and D DM4 of the Arun Local Plan and NER2 Policy 2 of the Rustington Neighbourhood Development Plan.

RESIDENTIAL AMENITY

The ramp will be situated to the front elevation of the property and will have a maximum height of 1.14m. Due to its location being at the front of the dwelling it is not considered to result in adverse overbearing or overshadowing retaining a distance of 2m to the west and 2m to the east.

The proposal does not pose any risk of overlooking or overshadowing neighbouring properties.

As the development proposed is at the front of the property, it is not deemed to result in harm on neighbouring amenity and is in accord 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 subject to the following conditions and informatives.

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 (age, disability.)

CIL DETAILS

This application is not CIL Liable.

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:** 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.