

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

REF NO: WA/19/22/HH

LOCATION: 13 Oaktree Cottages
Barnham Lane
Walberton
BN18 0AY

PROPOSAL: Installation of a modular ramp to provide disabled access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks the installation of a modular ramp to provide disabled access.

REPRESENTATIONS

Walberton Parish Council - No Objection
- Supports this application (Neighbourhood Plan Policy CL5 - support independent living).

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
WSCC Mineral Consultation Area

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

[Walberton Neighbourhood Plan Policy 2019-2031](#) Design Guidance
[HP13](#)

Walberton Neighbourhood Plan Policy 2019-2031 Support Independent Living
CL5

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general guidance outlined in the Arun Design Guide is also considered.

Walberton has a 'made' Neighbourhood Development Plan of which policies CL5 and HP13 are relevant. CL5 concerns independent living and states that new, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable. HP13 states that new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

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

The ramp will be modular and L shaped, with two platforms and handrails at a maximum height of 0.9m. The first part of the ramp will have a width of 0.9m and depth of 1.7m, the second part measuring 1.5m wide and 4m deep, with a flat platform at the top providing access to the door. The ramp will be 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. The proposal will retain 14m from the front boundary and will be visible from the street scene. Despite this, as it is set relatively far back from the street itself, the proposal will not visually impose upon the character of the area, and will have little harm on the appearance or composition of the street. The proposal will be of essential use to the resident, and as such the impact on visual amenity is acceptable.

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.

The proposal accords with Arun Design Guide, in that it has minimal impact on the visual appearance and character of the property, and of the locality, and poses no risk of adverse harm to the composition of the area.

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, or the visual amenity of the property. It accords with D DM1 and D DM4 of the Arun Local Plan, Walberton Neighbourhood Plan and Arun Design Guide.

RESIDENTIAL AMENITY

The ramp will be to the front of the property and will have a maximum height of approximately 1.08m. Due to its scale, and location being at the front of the dwelling, it is not considered to result in adverse overbearing or overshadowing. It will retain 6.5m to the south west and 1.5m to the north east, and will have little harm on residential amenity. This is in accord with D DM4.

The proposal does not pose any risk of overlooking or overshadowing neighbouring properties. It exhibits no features that pose risk of harm to neighbouring privacy or amenity, and is in accord with the Arun Design Guide.

The development will have no adverse harm on residential amenity, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

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

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.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Block Plan
- Proposed Block Plan

- Proposed Plans HT/03/OaktreeCot13

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 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.