

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

REF NO: Y/36/12/

LOCATION: 65 Foundry Road
Yapton
Arundel

PROPOSAL: Hard standing to front of property, dropped kerb & access ramp

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The access ramp to be constructed of brick measures approximately 4.4m in width, maximum depth of 2.65m with a maximum height of 0.3m. The proposed parking area measures approximately 4m in width, length of 7m.
SITE AREA	Approximately 336 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and side boundaries are open.
SITE CHARACTERISTICS	Detached two storey terraced property. The property has reddish/brown walls, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising terraced and semi-detached properties of similar style and design.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Yapton Parish Council

No objection

If the Local Planning Authority is minded to approve this application, it is assumed that rather than concrete, a suitable permeable material will be specified for the hardstanding.

Comments on Representations received:

Parish Council comments noted

As the hardstanding is constructed of concrete a revised plan has been received which shows the provision of aco drains and soakaway.

CONSULTATIONS

WSCC Strategic Planning

Consultations responses received:

County Highways

It is understood that pre-application advice was sought from WSCC prior to this application being submitted. No objections were raised in principle to the proposal. I believe at the pre-application stage the applicant was made aware that the works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. We also require the driveway area and car parking space to be constructed in a bound material and that suitable drainage methods are installed to prevent surface water running onto the public highway. Based on the submitted application no concerns would be raised. If the LPA are minded to approve this application a condition securing the new access should be included.

Comments on Consultation responses:

Comments noted

If approved, an informative will be placed on any approval regarding the crossing between the boundary and the highway.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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 and/or legislative background.

CONCLUSIONS

The application seeks to construct a disabled ramp to the front of the dwelling with creation of a hard standing to the front over the existing grassed area.

The proposed disabled ramp will be constructed of brick that will match the existing dwelling and will be approximately 4.4m in width, maximum depth of 2.65m with a maximum height of 0.3m. The proposed hardstanding which will be of concrete and constructed over an existing grassed area will be sited to the front of the property. As the area covered by the hardstanding is over 5 square metres and will be constructed of concrete the provision of aco drains and soakaway are to be made to prevent private surface water running onto the public highway.

There are existing vehicular and hard standing areas to the front of Nos 16,27,33,34,42 and 53 Foundry Road. Although the proposal will be readily visible in the street scene it is not considered that this is of an obtrusive nature or detrimentally harms the established character and appearance of the surrounding residential area.

County Highway's have been consulted and have raised no concerns regarding the proposal subject to an informative being placed on any approval regarding the crossing specification.

It is therefore recommended that the application be approved, subject to conditions.

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 for 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 a positive impact has been identified upon those people with the following protected characteristics in respect of age and disability.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from

report

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 1:1250, Block 1:500, Existing/Proposed Drg No SG/01/Found 65, Elevations Drg No SG/02/Found65 received on 22nd August 2012, Drainage details Drg No SG/03/Found65 received on 24th October 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: The access shall not be carried out until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.