

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

REF NO: Y/51/22/HH

LOCATION: 39 Foundry Road
Yapton
BN18 0HE

PROPOSAL: The installation of a ramp at the front of the property for wheelchair access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the installation of a ramp at the front of the property for wheelchair access.
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REPRESENTATIONS

Yapton Parish Council - No Response.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTBuilt Up Area Boundary
Lidsey Treatment Catchment
CIL Charging Zone 2**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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance outlined in the Arun Design Guide.

Yapton has a 'made' Neighbourhood Development Plan, with Policy BB1 of relevance to this application. The proposal is in accord with this policy.

DESIGN AND VISUAL AMENITY

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

The ramp will be L shaped, and have two ramps to the front and side, with handrails at a height of 09m, leading to a platform which will provide access to the front door. This platform will measure 1.2m deep and 1.5m wide, with the front ramp 2.47m deep and 1m wide, and side ramp 1.05m wide and 2.775m deep. Both ramps will be pitched at a suitable angle for wheelchair/mobility impaired access, meeting standard regulations and providing easier access for the user. Although to the front, the property itself is located at the end of the street and will not be highly visible within the street scene. It will have minimal impact on the composition and appearance of the street and considering the essential need of the ramp for the resident, any impact on visual amenity and character is acceptable.

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

The proposal will have no adverse impact upon the character of the area, or the visual amenity of the property, and is essential for the amenity of the resident. It accords with D DM1 and D DM4 of the Arun Local Plan, Yapton Neighbourhood Plan and Arun Design Guide.

RESIDENTIAL AMENITY

The ramp will be to the front and will have a maximum height of approximately 1.1m. 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 2m to the south and 4.5m to the north 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 in 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 of age and 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 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Block Plan
- Proposed Plans HT/03/FoundryRoad39

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.