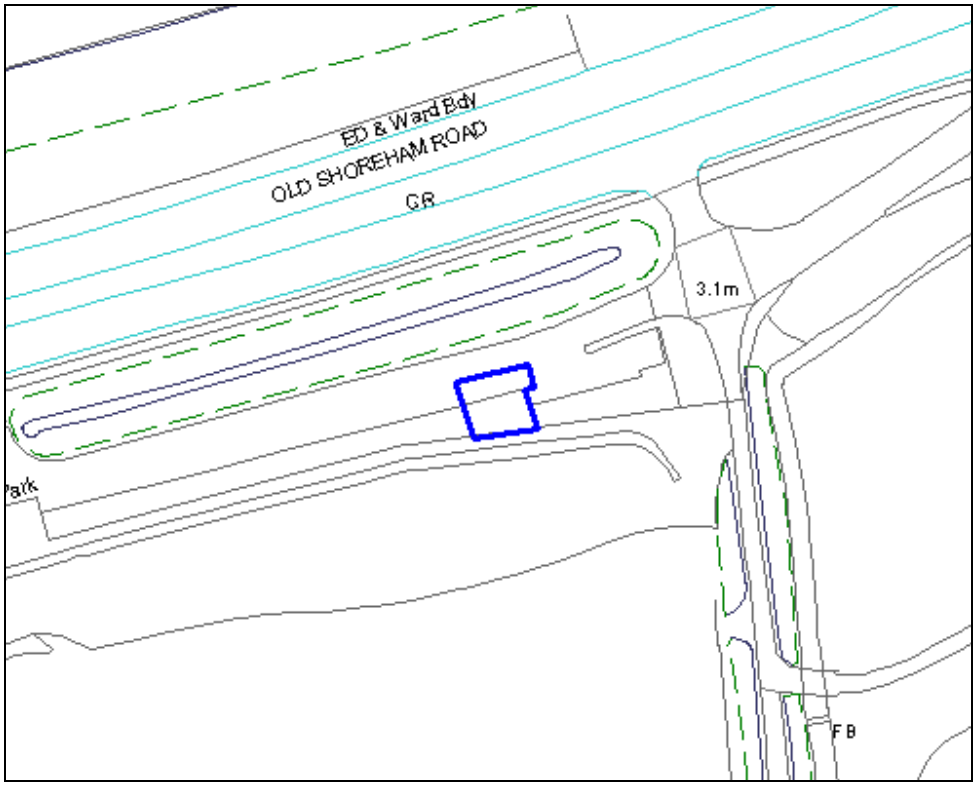
Application Number: AWDM/0764/12 Recommendation – APPROVE

Site: 2 Withy Patch Caravan Park Old Shoreham Road Lancing

Proposal: Provision of new landing and replacement of existing metal steps to side entrance of mobile home

Applicant: Ms Patience Mobey Ward: Mash Barn
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

The proposal is for a disabled access ramp to the northernmost door on the west side of a static caravan occupying plot 2, in pursuit of a Disabled Facilities Grant. This would consist of a new landing and steps using coated square tubular metal frame and non slip metal decking with coated tubular handrails.

The application site is a caravan site for a number of pitches on the A27 in Lancing and is managed by Adur District Council on behalf of West Sussex County Council.

Relevant Planning History

None

Consultations

Adur & Worthing Councils:

The **Environmental Health** officer *has no adverse environmental comments on this application other than requesting a precautionary condition concerning the possibility of contamination.*

The **Estates Officer** *raises no comment*

Lancing Parish Council:

No objection

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): SP3, CC1, CC6, H6, C4, S1
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AG1, AC4, AH7

Planning Assessment

Principle

The Adur Local Plan policy on gypsy caravans has not been "saved", so the current development plan is silent regarding gypsy caravans.

In such circumstance the National Planning Policy Framework and related publications, in particular *Planning policy for traveller sites (*DCLG March 2012), are material considerations of significant weight in the determination of this application.

As the proposal is for minor work to an existing static caravan, the most relevant issues are set out in paragraph 24 of *Planning Policy traveller sites*:-

When considering applications, local planning authorities should attach weight to the following matters:

- *effective use of previously developed (brownfield), untidy or derelict land*
- *sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness*
- *promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children*
- *not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community*

The proposed ramp would allow the applicant to continue living in the caravan, so makes effective use of already developed land and prompts a healthy lifestyle. It is of a satisfactory design that is sympathetic to the appearance of the existing caravan. Being of a low height and a lightweight frame it would not diminish the site's openness nor create an appearance of its occupants being deliberately isolated from the rest of the community.

The proposal is therefore in compliance with the National Planning Policy Framework, and with "saved" Adur Local Plan policies AG1 and AC1 related to the countryside.

Visual amenity, and character and appearance

The very minor scale of the works means the development would not be visible from public views within the immediate countryside, nor wider views including the adjacent setting of The South Downs National Park. It is of a lightweight design which is sympathetic to the appearance of the caravan.

Therefore, the established character and appearance of this rural locality would not be harmed visually.

Residential amenity – effect on existing dwellings

The ramp replaces existing metal steps at the entrance to the caravan, so the impact of the new ramp on the living conditions of neighbours would not be materially different to that already experienced.

Accessibility and parking

Parking arrangements are unaffected by the development.

Contaminated land

The site is not identified as contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:

The proposed development can take place without detriment to the local rural environment and would not detract from the character or appearance of the area, including the setting of the adjacent South Downs National Park. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AC1, AG1, AC4, AH7, South East Plan policies SP3, CC1, CC6, H6, C4, S1, and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

20th August 2012