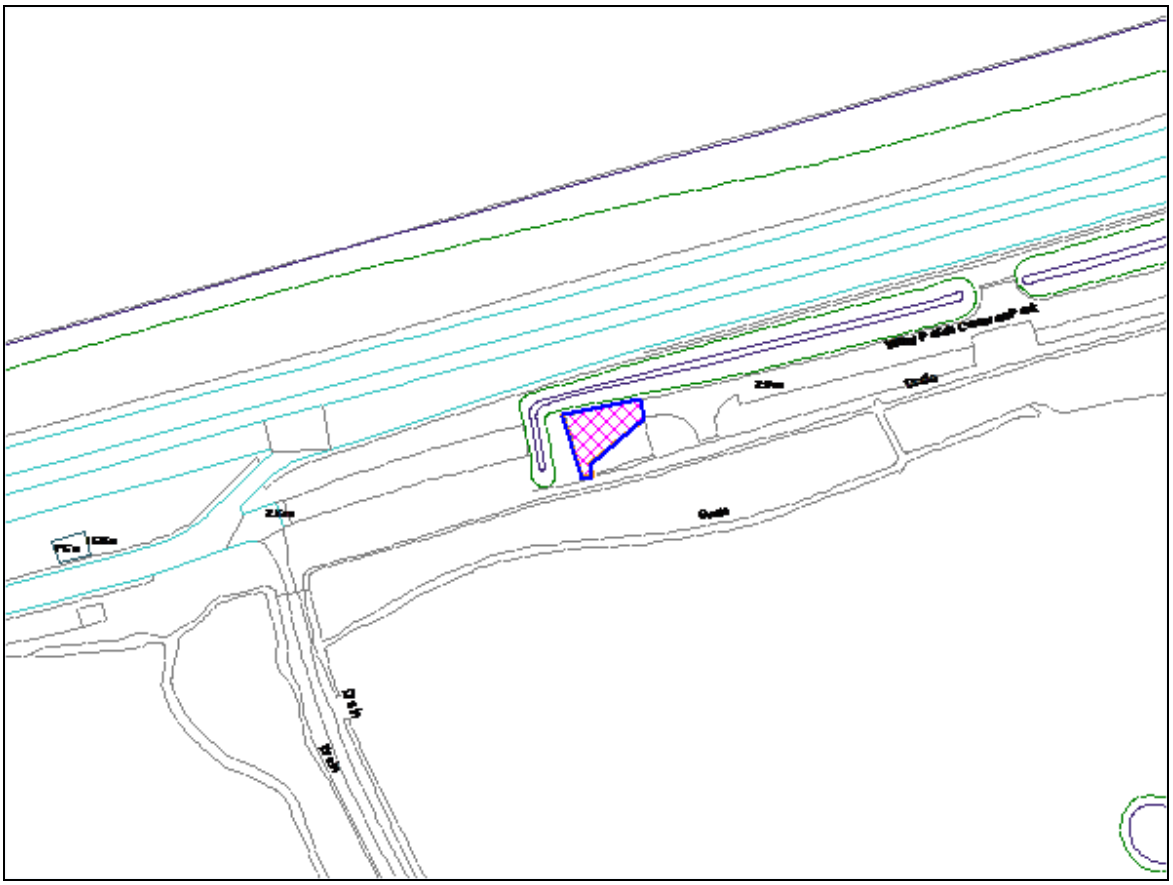
Application Number: AWDM/0353/15 **Recommendation – APPROVE**

Site: **12 Withy Patch Caravan Park, Old Shoreham Road, Lancing, West Sussex BN15 0RT**

Proposal: **Construction of new steps/landing to existing mobile home and adjacent utility/shower block.**

Applicant: Mr James Ripley Ward: Marsh Barn
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

The proposal is for disabled access ramps to an existing static caravan occupying plot 12 and an adjacent utility/shower block, both would benefit from a disabled facilities grant.

The application site is a caravan site for a number of pitches on the A27 in Lancing. The site freeholder is West Sussex County Council (WSCC). An agency called HSSA Home Space Sustainable Accommodation manages the site for WSCC.

Relevant Planning History
None

Consultation (summarised)
Lancing Parish Council: *No objections*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework and affiliated *Planning Policy for Traveller Sites* (DCLG March 2012)
Saved Adur Local Plan policies: AG1, AC1, AC4
Coastal West Sussex Authorities Gypsy and Traveller and Travelling Showpeople Accommodation needs Study - Phase 1 (Opinion Research Services and Peter Brett Associates April 2013)
Coastal West Sussex Authorities and South Downs National Park Authority Gypsy, Traveller and Travelling Showpeople Sites Study (Peter Brett Associates September 2013

Relevant Legislation

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Adur Local Plan policy on gypsy and traveller sites was not "saved" so the current development plan is silent regarding this site. In such circumstance the National Planning Policy Framework and related publication *Planning Policy for Gypsy and Traveller sites (*DCLG March 2012), is a material consideration of significant weight in the determination of this application.

As the proposal is for minor works on an existing site, the most relevant issues are set out in paragraph 24 of *Planning Policy for 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 ramps would allow the applicant to continue living in the caravan and use the adjacent shower block, so makes effective use of already developed land and prompts a healthy lifestyle. The ramps are of a satisfactory design to the existing caravan/shower block. Being of a low height and a lightweight frame they 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 minor scale of the works means the development would not be visible from public views within the immediate countryside, or wider views including the adjacent setting of The South Downs National Park.

Residential amenity – effect on existing dwellings

The ramps are at the entrance to the caravan and shower block, so the impact on the living conditions of neighbours would not be materially different to that already experienced.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans