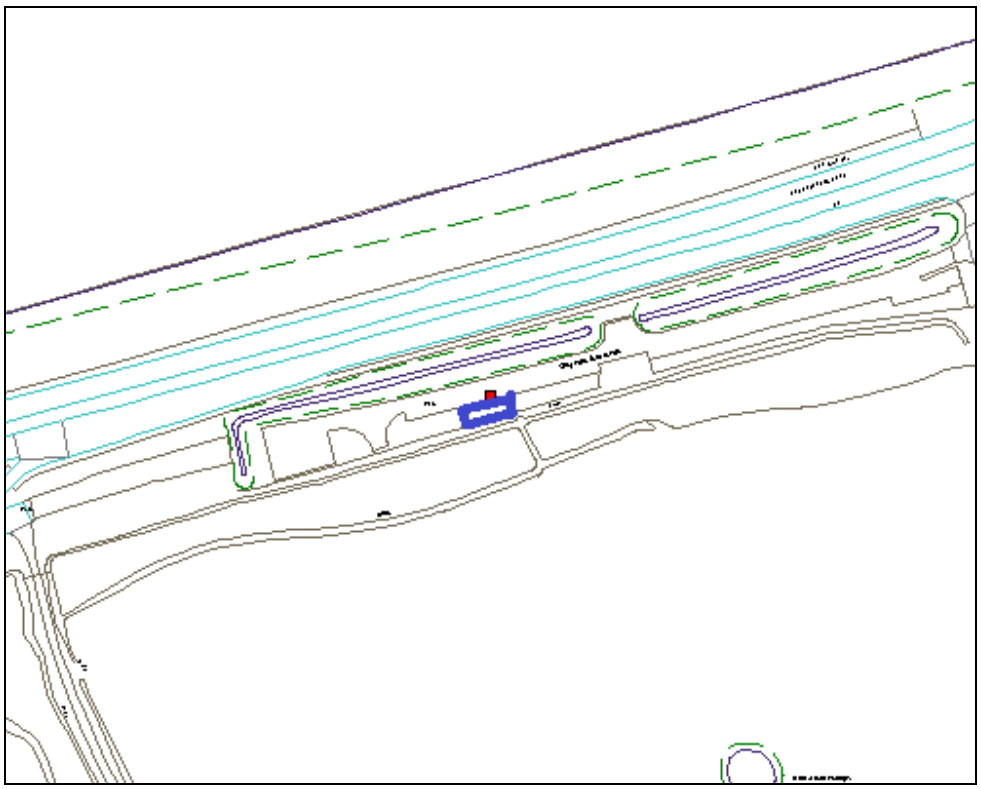
Application Number: AWDM/0577/14 Recommendation – APPROVE

Site: 9 Withy Patch Caravan Park Old Shoreham Road Lancing

Proposal: Steps and platform to front door.

Applicant: Ms Lisa Arnold 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 westernmost door on the north side of a static caravan occupying plot 9, in pursuit of a disabled facilities grant.

This would consist of prefabricated coated metal steps and platform with tubular steel coated handrails and balustrading.

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
Lancing Parish Council: No objections

Representations
None

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.

Relevant Planning Policies and Guidance
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AG1, AC4, AH7
National Planning Policy Framework (2012) and affiliated *Planning Policy for Traveller Sites* (DCLG March 2012)
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)

Planning Assessment

Principle

Adur Local Plan policy on gypsy caravans was not “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 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 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.

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 and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

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.

30th June 2014