Development Management - Delegated Officer Report

Application Number: AWDM/0770/23 Recommendation - APPROVE

Site: 6 Maytree Avenue, Worthing, BN14 0HU

Proposal: Construction of steps and hand r5ail at front entrance door.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a single storey, detached bungalow, situated on the east side of May Tree Avenue in Findon Valley, and is on rising land from the pavement to the bungalow. The bungalow has steps leading up to the front door.

The street scene close to the application site, comprises predominantly detached bungalows.

The property is not within a conservation area, or is it listed.

Proposal

The proposal seeks to provide replacement steps with a handrail, leading up to the existing front door.

Each of the steps will be shallower rise than the existing steps, and will have a larger tread, and the handrail will be approx. 1m in height measured from the natural ground level.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
National Planning Policy Framework 2021
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to the replacement steps and handrail to residential property within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual & Residential Amenity

The new steps and handrail will be viewed from the street as they are positioned on the front elevation, and the land is higher than the pavement. But, notwithstanding these factors, contextually, the steps will not result in any material harm to the visual or residential amenities of the area. Other properties on this side of the road, have steps leading up to the front doors, and some have some form of balustrading to assist the user, particularly further up the road, where the rise in the land level is steeper.

It is thereby considered that the introduction of the additional steps and the associated handrail will be an acceptable inclusion within the locality.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 13.07.2023

Authorised by: Jo Morin Date: 13.07.2023