Expiry Date - 27/02/2020

Development Control – Delegated Officer Report

Application Number: AWDM/1943/19 Recommendation – APPROVE

Site: 28 Silverdale Drive Sompting Lancing West Sussex

Proposal: Retrospective construction of modular ramp and handrails to front (west) elevation.

Date of site visit: 13/01/2020

Site and Surroundings

The site is located on the east side of Silverdale Drive. It is a semi-detached brick built bungalow. The frontage has a low brick wall and the garden is mainly laid to lawn with planted borders and a concrete drive to the north side of the property. The boundary wall to the north is approximately 1.2m and the boundary separating the semi-detached properties is a low brick wall. It was noted from the site visit that the ramp was already in place.

The site has a public footpath directly to the north.

To the north of the site is a block of terraced houses. To the west, across the road, are semi-detached bungalows with a substantial front garden and a detached bungalow.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes a disabled access ramp to the front entrance door which faces west. The modular ramp would be constructed from galvanised steel and would slope up towards the front entrance door from the existing pedestrian access path. There would be a tubular steel handrail of 900mm high attached to the outside edges of the ramp. The handrails would be painted green and have a mid-rail at just above half height. The ramp will be positioned within the confines of the existing dwelling. Railings will also be supplied on the outside edges of the ramp

Relevant Planning History:

None

Consultations:

Sompting Parish Council supports the application.

Representations:

None received

Relevant Planning Policies

Adur Local Plan: Policy 15
National Planning Policy Framework 2019
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The frontage of the building, with its low-level wall, is easily visible in the street scene. The ramp is positioned to the front (west) elevation access. The ramp, step and handrails are therefore visible from the street scene.

The platform (1.5 x 1.2 metres) is sited directly outside the entrance door with a 0.9 metre wide ramp curving round onto the existing hard surfaced footpath on the site frontage providing an incline to combat the step up to the front door and improve access.

The rather utilitarian appearance of the modular ramp and platform is not particularly attractive but, as it would not be a permanent fixture, this can be addressed by imposing a condition to require the removal of the ramp when it is no longer required.

Residential Amenity

It is not considered that the access ramp, platform and railings will have any materially harmful effect on the residential amenities of neighbouring properties.

The works are therefore considered acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit
3. Removed when no longer required

Informative

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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.

Case Officer: Elaine Rousseau Date: 10/02/2020

Authorised by: Peter Barnett Date: 10 February 2020