Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0505/25 **Recommendation – APPROVE**

Site: **56 West Way, Lancing, BN15 8LZ**

Proposal: **Creation of new entrance door on front elevation together with an access ramp with handrails.**

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a semi-detached bungalow positioned on the north side of West Way, in Lancing. There is a front flat roof extension infilling the recess between it and the neighbouring semi no. 58, and there is an attached garage extension on the side elevation next to no. 54. The property has a vehicular access and drive way leading to the garage.

The area is characterised by semi-detached bungalows. Many of the properties within the locale have been extended in some form.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to:-

- Replace the existing front window with a smaller window and new entrance door;
- Provide a level platform outside of the new entrance door, 1200mm x 1200mm;
- Provide a 1:15 gradient ramp from the platform towards the pavement, 1200mm x 2400mm; &
- A new concrete path from the ramp to the front boundary.

Relevant Planning History: None

Expiry Date:

Consultations:

Env. Health (Private Sector Housing): We are in support of this application as it is a proposal which we intend to support with grant funding. The scheme has been considered and it is necessary to provide the front entrance to ensure wheelchair accessibility and suitable means of escape in the event of a fire.

Env. Health (Public Health): No comments.

Representations: Lancing Parish Council: Support

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

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 & Residential Amenity

In general, most of the properties within the street have their existing entrance doors on the front elevation although some have them on the side elevations. The application site has its existing front entrance door accessed via the rear conservatory, which is difficult for the occupant given her disability.

It is therefore proposed to create a new opening on the front elevation in order to provide an entrance door along with an external level platform and a ramp together with handrails, in order for the occupant to have a straightforward entrance to the dwelling.

The new platform and ramp together with its associated handrails, will be noticeable within the street scene, particularly as it is sited to the front of the property, however, many of the properties have a variety of cars and or vans parked within the front amenity areas, which block views of the property, therefore the proposal is not considered to interrupt the character of the locality in a harmful manner.

Further, the platform and ramp will greatly assist in the ingress and egress of the property by a disabled person, which outweigh other considerations in the determination of the application.

Expiry Date:

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: 17.06.2025

Authorised by: Peter Barnett Date: 17 June 2025