Expiry Date - 22/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0662/25 **Recommendation – APPROVE**

Site: **16 Hollyacres Worthing West Sussex BN13 3TD**

Proposal: **Retention of wheelchair access ramp to front elevation (retrospective)**

Date of site visit: 26/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Hollyacres, a small close accessed from the A27 and within a residential area of Worthing. The property comprises a detached, two storey house with brick elevations and a tiled pitched roof. Land slopes down from north to south which previously required steps up to the front door. The front of the property faces west and has a small gravel garden area to the front adjacent to a tarmac driveway which looks out across a grassed area enclosed by metal fencing.

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

Proposal

Retrospective planning permission is sought for retention of a ramp to the front of the property to provide wheelchair access.

The ramp mainly extends across the gravel area but slightly overlaps a small area of tarmac at the bottom of the ramp. The ramp is constructed from steel with mid-brown painted handrails and a buff GRP anti-slip surface and is adjustable in height and of lightweight construction that can easily be removed when no longer required. The original steps remain in place beneath the ramp.

Evidence to support the medical need for a ramp for an occupant of this property has been provided with the application.

The ramp was installed on 16/03/25.

Relevant Planning History:

08/0555/FULL - Construction of a white PVCu conservatory to rear. – Refused

Consultations:

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Environmental Health - No comments

Representations:

One representation received supporting the application:

As the neighbour of number 16 Hollyacres I have no objection to the installation of a wheel chair access ramp to the front elevation of their property. The ramp does not cause any issues with accessing our property nor is it an eye sore. We were consulted prior to the installation and is necessity for our neighbours to safely access and egress their property.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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 ramp is clearly visible at the front of the property but due to its lightweight appearance it does not dominate the street scene. The materials used for the ramp are typical for this type of addition and the colours used are fairly neutral and in keeping with the house. The ramp is a temporary structure that could easily be removed when no longer required without requiring any further works to facilitate this. The three original steps to the front door are retained beneath the ramp.

The proposal is not considered to have any significant adverse impact on the visual amenities of the locality or the character of the area.

Residential Amenity

The ramp would facilitate easy access to the house for the occupant with a confirmed need, greatly improving their amenity.

The ramp does not impeded access to the neighbour's property or affect the amenity of adjacent occupiers.

There would be no detrimental impact on residential amenity as a result of this application.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers retrospective

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.

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

Case Officer: Amanda Haslett Date: 18/07/25

Authorised by: Jo Morin Date: 18.07.2025