Development Management – Delegated Report

Application Number: AWDM/0856/17 Recommendation – APPROVE

Site: 29 Clarendon Road, Shoreham-By-Sea

Proposal: Ramp and platform with handrails to front (south) elevation for disabled access.

Proposal, Site and Surroundings

The application relates to a semi detached dwelling within a street of similar properties. The house is set back from the highway with a front hard stand and small lawn, it has an open frontage.

Consent is sought for a front platform and ramp with handrails leading from the driveway to the front door of the house.

Representations

No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed alterations to the building subject to consideration of the impact on the character and appearance of the existing building and street scene and impact on residential amenity. The applicant has a requirement for disabled access at this property and this is also a material consideration in this case.

Visual amenity

The works to the building are to the front elevation facing directly onto the highway. Due to the open nature of the property frontage the ramp, platform with handrail will be clearly visible. Some of the front lawn area will also be lost. Despite this it is considered that there is sufficient set back from the highway and the works are at low level in relation to the over all scale of the dwelling. The proposal will not be significantly, visually detrimental in this case.

Residential amenity

The ramp will be adjacent to the boundary of the site with the adjacent, attached dwelling. Although the handrail is close to the boundary and may be visible in views from the adjacent front window it is not considered to result in loss of light or overbearing impact to warrant a refusal in this case. The platform and ramp will result in a raised ground level adjacent to the window however as this is a means of access there would be no use of this space for prolonged periods to give rise to an unneighbourly form of development. On balance the platform and ramp would not result in such a degree of loss of light, privacy or overbearing impact to warrant a refusal in this case.

Access

The proposed disabled entrance platform, and ramp are necessary for the occupier of the property at this time.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

Informatives

1. Proactive with no amendment

Signed ……Hannah Barker Date: - 18th July 2017

Signed…… Jo Morin Date: 20.07.2017