Development Control – Delegated Officer Report

Application Number: AWDM/1496/21 Recommendation – APPROVE

Site: 39 The Fairway, Willowbrook Par, Old Salts Farm Road, Lancing, BN15

Proposal: Install a step lift at the entrance door of the property, to provide wheelchair access.

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The proposal seeks permission to provide a step lift on the west side of a mobile home within Willowbrook Park. The step lift will replace existing concrete steps and platform. The step lift and platform will be slightly wider than the existing concrete steps. The new step lift will measure approx. 1.6m deep off the mobile home x 3m long x 1.6m high (including handrail).

No. 39 currently has 2no. sets of concrete steps and platform to the mobile home and indeed like the application site, many of the mobile homes have 2no. sets of concrete steps and platforms adjoined to them.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

The proposal comprises a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Most of the mobile homes are set above the ground and therefore require steps to access them, and they have some form of steps to access them. The application site has 2no. sets, and its neighbours no.'s 37 and 58 have too.

The new step lift will be wider and higher than the existing steps, however it is not considered that the increase will result in any material harm to the character of the estate or onto the existing residential amenities of neighbouring mobile homes.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 23.09.2021

Authorised by: Peter Barnett Date: 23 September 2021