Development Management - Delegated Officer Report

Application Number: AWDM/2226/21 Recommendation – APPROVE

Site: 104 Brighton Road, Shoreham-by-Sea, BN43 6RH

Proposal: Removal of existing steps and retaining wall and installation of new steps, handrail and retaining walls.

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

Site and Surroundings:

The property is a situated on the north side of Brighton Road in Shoreham, and is a rendered, end of terrace, two storey dwelling, with the entrance door raised higher than the pavement, therefore requiring steps up to the front door.

The area contains a mixed use of properties, with the housing terrace continuing to the east, and various commercial uses to the west and opposite on the river frontage.

The adjoining terrace to the east, no. 102, has several more steps to the front door than the application site, and has a balustrade to the side of the steps.

Proposal:

The application seeks permission to remove the existing steps to the front door and the side retaining wall. Replace with additional steps of a lower height. Additionally, to provide a balustrade to the side of the steps.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 and Residential Amenities

The change in the number of steps to the front door and the height of the steps, would not be dissimilar to the neighbouring property's arrangement, and indeed the new balustrade to the side of the new steps will also be similar to that at no. 102.

The property has no residential neighbour to the west and none opposite either. Therefore the only property that could be affected by steps and balustrade would be no. 102 who have undergone something very similar themselves.

The proposal will thereby be an acceptable form of development in the locality.

Recommendation:
Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 21.01.2022

Authorised by: Peter Barnett Date: 21 January 2022