Development Management - Delegated Officer Report

Application Number: **AWDM/0554/13** **Recommendation –** Approve

Site: 12 Greet Road, Lancing

Proposal: Proposed wheelchair access to front and rear entrance and formation of new rear external door, landings and ramps.

Date of site visit: 10 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached bungalow located on the west side of Greet Road. This is a predominantly residential area comprising of similar or matching pairs of semi detached bungalows with a consistent building line with houses set back from the street frontage, many retaining a small front garden area with low boundary wall and side driveway as at the application site.

Permission is sought for access ramps with railings to the front and rear of the bungalow. To the front of the bungalow, the ramp would be positioned in front of the existing entrance door and run directly to the footway. At its highest point the ramp/landing would measure approximately 0.35m in height with railings at a height of 1.2m above ground level, sloping down to ground level, at which point the top of the railings would be 0.9m above ground level. At the rear a 0.15m high landing is proposed outside a new rear door, close to the boundary with No.10 and the ramp would run width ways in front of the rear wall of the house with 0.9m high railings sited on top of the ramp/landing level.

Relevant site history
None relevant

Consultations
Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Lancing Parish Council: No objection

Representations
None

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

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Residential amenity
The ramps, landings and railings would be at a relatively low level and not cause any loss of light or outlook or cause any significant loss of privacy as a result of their use.

Visual amenity
The railings and ramp at the rear would not be readily visible in the streetscene and would not cause any significant harm to the site or surrounding area. Although the position of the proposed front ramp and railings appear to be fairly prominent with no screening from the street frontage, the ramp itself is at a relatively low level and the railings are only slightly higher than that allowable as permitted development and so, having regard to the permitted development fallback position, on balance the proposals are considered acceptable in terms of their impact on visual amenity.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing Number 0370/1 entitled 'Front and Rear Plans' deposited 8 May 2013
   Drawing Number 0370/2 entitled 'Front and Rear Elevations' deposited 8 May 2013
   Drawing Number 0370/3 entitled 'Floor Plan' deposited 8 May 2013
   Drawing Number 0370/4 entitled 'Site Plan' deposited 8 May 2013
   Drawing Number 0370/5 entitled 'Block Plan' deposited 8 May 2013

Informative:

- Contamination precaution
- 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: Rebekah Smith Date: 4 July 2013

Authorised by: Peter Barnett Date: 4 July 2013