Expiry Date – 2/3

Development Control – Delegated Officer Report

Application Number: AWDM/2167/21 Recommendation – Grant

Site: Southwick Green Dental Practice, 46 The Green, Southwick

Proposal: **Installation of an access ramp to the front of the dental practice (existing ramp removed)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/1

Site and Surroundings

This application relates to a semi detached bungalow on the east side of The Green, south of Southdown Road. The bungalow is in use as a dental practice and has a metal ramp up to the original raised verandah and covered entrance. The existing ramp follows the line of an established footpath otherwise the garden is laid to lawn with hedging and shrubbery behind a brick wall.

The property is in The Southwick Green conservation area. It is not a listed building.

Proposal

Permission is sought to replace the existing ramp. The new ramp will take up more of the frontage and will start parallel with the front wall just inside the boundary before turning to run alongside the northern boundary but leaving the existing hedging on this boundary in place before turning again to meet the point at which the existing ramp meets the open porch in front of the main entrance.

Relevant Planning History

None.

Consultations

ADCAG: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 16, 17 and 33

Southwick Green Conservation Area Appraisal
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dental practice within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the Southwick conservation area, neighbour amenity and support for a community use.

Community

Policy 33 requires the protection of and support for improvements to community facilities. This proposal will improve access to the site for the less able bodied and children in buggies etc.

Conservation area

There is an existing ramp up to the front door. The new ramp will occupy more of the front garden and will cover most of the lawn. However, there are hedges on both the north and south boundaries and shrubbery inside the front wall to soften the appearance. The agent has confirmed that the new handrails are to be manufactured with a brown coating (RAL 8008) to help them blend better than the current aluminium ones.

Overall it is considered that the proposal will not be harmful to the appearance of the conservation area and will preserve the appearance of this property.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as specified in agent's email dated 27.1.22*

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 any representations? No.

Case Officer signed:	MOK	Date: 8.2.22
Authorised and signed by:	Peter Barnett	Date: 8 February 2022