Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0821/14

Site: **7 Prince Avenue**

Proposal: **Ramp and railings to front entrance door**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a front entrance ramp and railings for disabled access, to measure 4.4 metres in length and 1.1 metres in height.

The application property is a semi-detached bungalow with brick front boundary wall and gate. The surrounding area is residential in its character.

Relevant Planning History
None

Consultations
Lancing Parish Council: No objection

Representations
None

Relevant Planning Policies and Guidance

Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The design of the ramp is lightweight in its design and is of a low height, so would not be obtrusive visually. Insufficient visual harm would arise from it.

Residential amenity

The ramp uses the existing front entrance so there would no material change in comings and goings, so adverse impact onto neighbours would not occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

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? N

Case Officer signed: Matthew Porter Date: 30-07-201

Authorised and signed by: Peter Barnett Date: 30 July 2014