Development Management - Delegated Officer Report

Application Number: **AWDM/1646/16** **Recommendation –** Approve

Site: 49 Shadwells Road, Lancing

Proposal: Retention of concrete disabled ramp to east elevation (retrospective)

Date of site visit: 11 October 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a mid-terrace two storey house located on the west side of Shadwells Road, south of its junction with Woodard Road with playing fields opposite to the east.

Permission is sought retrospectively for a disabled access ramp constructed between the front door and footway. The ramp is concrete, with brick retaining walls and handrails at its highest point. The applicant has confirmed that the depth to the top of the brick wall is 250mm and the ramp slopes down gradually to ground level at the front boundary. The total length of the ramp is 6.5m.

Relevant site history
None relevant

Consultations
Southern Water: no objections

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

Residential amenity
Given its limited scale, the ramp does not pose any significant threat to residential amenity.

Visual amenity

The railings do not extend the full length of the ramp and are not prominent in the streetscene. Overall there would be no significant harm caused to the visual amenities of the site or surrounding area.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to 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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 11 October 2016

Authorised by: Peter Barnett Date: 12 October 2016