Development Management – Delegated Report

Application Number: AWDM/0881/16 **Recommendation – APPROVE**

Site: **Flat 4 Swinburne Court, 143 Brighton Road, Lancing**

Proposal: **Remove existing ground floor window to rear (north) elevation and replace with white uPVC door and window with platform to connect to communal path for disabled access.**

Proposal, Site and Surroundings

The application relates to a two and three storey building which was built in 2008 following the grant of consent for the following development: - "Redevelopment with 20 dwelling units in a two/three storey building with pair of rear bungalows comprising 4 one bed ground floor flats for people with learning difficulties (allocated by WSCC) and a communal meeting room (including scheme managers sleeping facility; 2 one bed ground floor general needs affordable rent units; 4 two bed and 3 one bed first floor general needs affordable rent units; 2 one bed second floor general needs affordable rent units and 3 two bed s/f shared ownership units; and 2 one bed elderly persons bungalows (allocated by ADC) with parking for 11 cars, new access (exit) and separate access for 147 Brighton Road." (ADC/0235/08)

There is private off street parking to the front of the building with a vehicular entrance and exit. Some of the units have balconies and there is shared external lawn and footpaths to the rear. The building is called Swinburne Court. Lancing Seafront is opposite to the south with residential development either side of the site.

The current application seeks consent to remove an existing ground floor window to the rear of the building which serves Flat 4. To then replace it with a white uPVC door and window. The existing paved pathway is proposed to be extended to be in line with this new access forming a platform to create disabled access from the building.

Representations

No third party representations have been received.

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

Principle

There is no objection in principle to the proposed alterations to the building subject to consideration of the impact on the character and appearance of the existing building and street scene and impact on residential amenity. Also for consideration here is access to and from the building.

Visual amenity

The works to the building are minor, at ground floor and to the rear of the building. They will therefore no impact upon the street scene. The building when viewed from the front will not appear altered.

The rear of the building comprises of both doors and windows at ground floor with paved pathways linking the communal accesses to the pathways. Lawn is in between the pathways. The addition of the new door will allow for an independent access to Flat 4. The proposed door and window to be inserted will match the design and proportions of existing doors and windows on the rear elevation. Although not strictly following the patterns of fenestration on this rear elevation the replacement will be acceptable in design and appearance terms. This change will not be detrimental to the character and appearance of the building as a whole.

The new platform and access will be formed in paviours as shown on the submitted drawings. This will link up to the existing pathway. This does alter the simple symmetry of the pathways however is not of any significance here at the rear of the building. A condition is attached to ensure that the paviors match existing. Due to the need to create an external platform that is level with the internal floor level the surrounding turfed area is to be landscaped to slope up to the level of the new platform and pathway. This will again vary the uniform appearance of the external communal area yet it does not represent any significant detrimental impact that would warrant a refusal in this case.

Residential amenity

The creation of the disabled access impacts upon the rear communal area of the building. Yet the works will not result in an loss of light, privacy or over bearing impact in this case to any of the occupiers of the other units within this development as a whole. There are further residential properties to the rear and either side of the site and the occupiers of these properties will not be impacted by the proposals, which are minor in scale and impact.

Access

Pedestrian access for other residents of this development will not be affected by the proposals which are in addition to the existing footpaths.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans
3. Paviors used for the access hereby approved shall match those existing.
4. The lawn area surrounding the new platform and pathway shall be made good and finished to abut the edge of the new paviours.

Signed ……Hannah Barker……. Date: ….18th July 2016….

Signed…….Jo Morin……..Date 27.07.2016