Expiry Date - 24/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0030/11 **Recommendation – Permit Application**

Site: **Flat 1 14 West End Way Lancing West Sussex BN15 8RL**

Proposal: **External platform, steps and handrails at side access door**

The Application

The application relates to a 1930's detached house that has been converted into four flats. The application property is the ground floor flat located on the northern half of the dwelling.

Permission is sought for the addition of a set of entrance steps with handrail to provide level access to the dwelling.

The dwelling has its main access on the north elevation of the property with the upper flats using front doors facing onto West End Way. The dwelling has a large side garden bounded by a 2m high fence around the exterior, with parking provision to the front (NE).
To the west are the rear gardens of No's 2 & 3 The Mariners, a pair of semi-detached houses.

Consultations and Representations

Consultations/Comments

Lancing Parish Council: No objections.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The instatement of the proposed steps up to the house would result in a section of the existing screen fence from having to be removed. However the proposed structure is very modest, and would still be well set back from the road. Therefore it is considered that it would not have an adverse impact on the appearance of the building or on the amenity of the surrounding area.

Residential amenity
The proposed steps would be wider than the two steps currently in position, however the separation between the surrounding dwellings is such that access to the proposed raised platform would not result in any loss of privacy.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. C1Ei
   Drawing No:DFG/408/8754/1. Title: Plan and elevation. Date received: 27.01.11
   Drawing No:DFG/408/8754/2. Title: 1:1250 Site location plan. Date received: 27.01.11
   Drawing No:DFG/408/8754/3. Title: 1:500 Block plan. Date received: 27.01.11

Case Officer Carlos Hone Date

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