Development Control – Delegated Officer Report

Application Number: AWDM/1263/13 Recommendation – APPROVE

Site: 11 Upper Kingston Lane Shoreham-By-Sea West Sussex BN43 6TG

Proposal: Steps with handrail to front entrance door.

Date of site visit: 6th November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached two storey dwelling on the west side of Upper Kingston Lane, a residential street comprised of detached and semi-detached dwellings.

The front garden/hardstanding has a low brick boundary wall and there is a driveway to the south. The front door currently has two brick and concrete steps accessing the elevated front entrance door.

Permission is sought for alterations to the front steps and the addition of handrails to allow disabled access.

Relevant site history

A PD enquiry to officers was made in May 2013, and it was established that because the development would exceed 1 m in height, planning permission would be required.

Consultations/Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and 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

The current access arrangements are not practical or safe for those who are elderly or differently abled. The proposal would alter the configuration of the steps (materials to match existing) with prep-cast concrete paving to the

landings and steps. The facing brick work would match that of the existing building. The handrails would extend to 1.2m above ground level. The appearance of the above would not detract from the appearance of the parent building and would allow safe and easy access to all new users, as such the proposal is considered to be acceptable.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to visual amenity or to the residential amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans - 0017/01 Plans and Elevations, 0017/03 Block plan, Schedule of Works
3. Materials

Informatives:

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?
No

Case Officer: Jo Sanderson Date: 29th November 2013

Authorised by: Jo Morin Date: 29 Nov 2013