Expiry Date - 24/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0726/23 Recommendation – APPROVE

Site: 15 Surrey Street Worthing West Sussex BN11 3BY

Proposal: Replace the existing French Windows with a door and window set. Construct a platform and ramp within the rear communal garden, to provide wheel chair access between Flat 15 and the wider community.

Date of site visit: 04/07/2023

Neighbours checked: Y

Additional neighbour notifications: Y – Site Notice posted on 06/06/2023.

Site and Surroundings

The application property is located to the west side of Surrey Street within a mixed-use area to the west of Worthing town centre. The property comprises a ground-floor flat and is within a Council owned two-storey block of flats containing a total of 14 No. flats. No. 17 is the first-floor flat above the application property whilst No's. 9 and 11 are attached to the south and No.'s 19-37 attach and extend to the north. The block is distinct within the street scene and has a modern and uniform design, proportion and form. To the rear of the block is a communal garden for the flats' use and is of a modest depth. The garden appears to be accessible via side gates to the north and south. The attached ground-floor flat to the south No. 9 has installed an access ramp with railings which connects the rear entrance door of the flat to the existing hardstanding and south access gate.

The site is located within Marine Parade and Hinterland Conservation Area.

Proposal

Permission is sought for a rear (west) access ramp with railings and the replacement of the rear door and window. The ramp would be constructed of concrete paving slabs enclosed by face brick and tubular handrails. The pathway to the ramp would extend north from the existing hardstanding and dogleg east aligned with the rear entrance door of the application property. The ramp and handrails would stretch approximately 3.8m from the rear entrance door with a level platform to front. A matching UPVC door and window set is to be inserted into the existing opening in place of the existing rear door and window and is to match as closely as possible.

Relevant Planning History:

Approvals within the block of flats for:

00/00844/FULL: Replacement of existing windows and doors with Brown PVCu double glazing, communal entrance doors with aluminium double glazing colour brown. Decision issue date: 17/10/2000.

09/0438/FULL: Widening and installation of new communal and flat front door to Nos. 9 and 15 Surrey Street with automatic door openers for disabled resident. Decision issue date: 19/08/2009.

AWDM/1589/19: Replacement patio, rear patio doors and provision of access ramp and handrails. Decision issue date: 21/11/2019.

Consultations:

The Worthing Society:

Although the building is within the Marine Parade and Hinterland Conservation Area (CA), it is relatively modern in character and is not on the Statutory or Local Interest List. The changes, which are at the rear of the property, would not seem to be detrimental to the character of the CA. I am pleased to advise you, therefore, that we have no objection to the application.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM1 (Housing Mix)
DM5 (Quality of the Built Environment)
DM24 (The Historic Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The replacement of the existing window and door would break the uniformity of the openings to the rear of the block of flats. Notwithstanding, added weight must be given to the nature of this application which seeks to adapt the property to meet the needs of a disabled person. Further, a scheme which appears to be identical to what is being proposed at No. 15 has been

achieved at the attached property to the south No. 9. No. 9's scheme only differs by way of ramp/ path direction which follows the southerly boundary of the plot to connect with the existing path rather than bisecting the communal garden. Although the block is within the Marine Parade and Hinterland Conservation Area, it is modern in character and not on the Statutory or Local Interest List of buildings. The proposed works to facilitate disabled access would not be harmful to visual amenity or to the character or appearance of the Conservation Area.

Residential Amenity

The ramp would bisect the communal garden and narrow the gap at this section. However, it is considered that there would still be sufficient space for occupants' of the flats within this block to access their respective properties between the rail and rear of the garden.

The ramp would be a visible alteration to the occupants' of the adjacent flats, however, the proposal is considered to be of a minor scale and solely for the practical purposes to meet the needs of a disabled person. Thus, there are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
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? N

Case Officer: Jason Albon Date: 24.07.2023

Authorised by: Jo Morin Date: 24.07.2023