Development Control – Delegated Officer Report

Application Number: AWDM/0215/20 Recommendation – APPROVE

Site: 34 Williams Road, Shoreham-by-Sea, BN43 6BP

Proposal: Provision of modular disabled access ramp.

Date of site visit: 27.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is two storey semi-detached, pitched roof house, with a front and rear garden. The property is situated on a curve in the road, behind a large grass verge within the pavement area, and a vehicular access to the site is cut through the grass verge.

The proposal seeks permission to provide a disabled access ramp to the front door of the property. There will be a level platform outside of the entrance door and a 1m wide ramp with a handrail either side of the ramp, protruding down to the inside of the site close to the pavement area, approx. 6m in length. The ramp will be modular in construction and will be made from steel sections finished in green powder coat.

Planning History: None

Consultations: County Highways

Proposal Summary
The proposal is for the construction of a disabled access ramp. The application site is located on William Road a publicly maintained unclassified road subject to a 30 mph speed limit.

Context
The works proposed will be located solely within land under the applicant's control. The plans show that the works will not affect the existing parking area or the existing access point.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the disabled access ramp to the entrance door at the front of the house.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The locality contains vehicular accesses to the properties within the street; there are also wide driveways and hard standings within the properties; therefore the introduction of a ramp to the front door of no. 34 will not be out of keeping with the existing street scene.

Residential Amenity

The modular ramp will not materially affect the neighbouring residential properties.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit

Informative
1. Approved without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 24.03.2020

Authorised by: Peter Barnett Date: 25 March 2020