Development Management - Delegated Officer Report

Application Number: AWDM/1589/21 Recommendation – APPROVE

Site: 12 Whitelot Way, Southwick, BN42 4YF

Proposal: Install a level threshold PVCu front door, concrete platform and ramp alongside bay window and out towards the public footpath with brick upstands and galvanised handrails.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is a two storey semi-detached house, situated on the east side of Whitelot Way in Southwick. The land is on rising ground and the property sits lower than the highway. The street scene comprises predominantly two storey dwellings, but further up the road are bungalows. Many of the properties have hardsurfaced front amenity areas.

Proposal:

The proposal seeks permission for the provision of a platform; steps and associated handrail. The platform is directly to the front of the entrance door and the shallow steps go across the frontage of the property to the north, and then adjoins a further platform at its 90^0 turn to continue as a slope to the pavement. There will also be a slope to the front door from the south side of the door.

The materials will be concrete platform and ramp; galvanised handrails and brick upstand.

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The ramp and platform etc. will be visible within the street scene, however, as the works will provide access into and out of the dwelling for a wheelchair user, it is considered that the purpose is greater than the minimal visual impact that the steps etc. may have.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.09.2021

Authorised by: Peter Barnett Date: 30 September 2021