Expiry Date - 08/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0349/12 **Recommendation – APPROVE**

Site: **17 Windsor Way Broadway Mobile Home Park The Broadway Lancing**

Proposal: **New external steps and handrail to entrance**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Lancing within the Broadway mobile home park which is accessed via The Broadway, Lancing. No. 17 Windsor Way is a single storey mobile home which is the subject of this application. There is as existing a raised landing area outside the front entrance with two sets of steps going north and west. Permission is sought for new external steps and a handrail to replace the steps to the west side. The steps will extend along the side, parallel with the mobile home with a tubular steel galvanised hand rail 0.85 metres above the step level.

Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II' Supplemantary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework – CLG March 2012

Planning Assessment

Principle

The principle of the proposed new external steps and handrail is acceptable provided that there is no adverse impact on the visual amenity of the locality or on the residential amenities of the occupiers of the surrounding mobile homes.

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.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual amenity

The proposed stairs and handrail are positioned adjacent to the mobile home. Although they will be visible within the surrounding area they are not overly large or dominant in relation to the mobile home. There are many other examples of external stairs and handrails within the mobile home park.

Residential amenity

As stated above the steps and handrail run parallel with the mobile home. There is sufficient space between the buildings to accommodate the proposed structure. There will be no detrimental impact on the residential amenities of the occupiers of the adjacent mobile homes.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: -

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Ground layout plan Drawing no. 408/9308/1 – received 13th March 2012
Side elevation Drawing no. 408/9308/2 – received 13th March 2012
Block Plan Drawing no. 408/9308/4 – received 13th March 2012

Reason: - For avoidance of doubt and in the interests of proper planning.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 5th April 2012

Authorised and signed by: [redacted] Date: 5/4/12