Expires 4/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0579/08 **Recommendation – Permit Application**

Site: **57 Greenacres Shoreham-by-Sea West Sussex BN43 5WY**

Proposal: **Non-slip raised footpath with galvanised handrails (0.85m high) to form level access to front door**

The Application

The application site is the western half of a pair of semi-detached houses located in the southeast corner of a cul-de-sac. The property is surrounded by identical semi-detached pairs all of which are open-plan to the front. Planning permission is sought to alter the existing front sloping footpath into a level surface with a 0.8m high galvanised steel handrail to one side. This handrail will extend from the front door to the pavement directly 6m to the front and will allow safe access to and from the property for the occupant. The application is made under the Disabled Facilities Grant system.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual Amenity
The Greenacres estate is open plan in nature. The addition of galvanised steel handrails along the length of the pathway would serve to somewhat disrupt this characteristic and should, ideally, be reduced significantly. The County Occupational Therapist has though supplied a supporting statement detailing that they consider the handrail in its entirety to be essential to meet the everyday needs of the occupying disabled resident. For this reason it would be unreasonable to refuse the principle of this application.
The sloping footpath is to be raised by 200mm and levelled such that the rise in land will remove the single front door step. This will not impact on the character of the street.

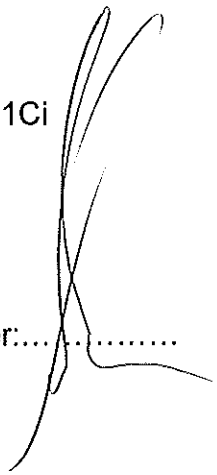
Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci



Case Officer:.....

Date: 27/1/09

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