Application Number: AWDM/1403/19 **Recommendation – APPROVE**

Site: **7 Myrtle Road, Lancing**

Proposal: **Steps with handrail to front (west) elevation.**

Applicant: Mrs Stella Carter **Ward:** Churchill
Case Officer: Eve Hearsey



Not to Scale

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This application is presented to the Committee as it has been submitted by Adur District Council with regard to a Disabled Facilities Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to replace the existing steep short steps with shallow stretched steps and lengthened handrail to the front door of the dwelling.

The property is a middle of terrace two storey dwelling situated on the east side of Myrtle Road. The west side of the road has mainly semi-detached, two storey dwellings

Relevant Planning History:

None relevant to the determination of the application

Consultations: Environmental Health: No comments

Representations: Lancing Parish Council: No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

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 proposal will maintain steps to the entrance door, but they will become shallower steps with a longer stretcher between each step, thereby allowing greater ease of use. The new steps and handrail will not result in harm to the visual amenities of the street scene which has different treatment to the front of the various properties.

Residential amenity

It is not considered that the steps and handrail will have any material effect on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

11th November 2019