Development Management - Delegated Officer Report

Application Number: AWDM/0316/21 Recommendation – APPROVE

Site: 12 Haigh Close, Broadway Mobile Home Park, The Broadway, Lancing, BN15 8NR

Proposal: Installation of a new modular ramp to front (north) elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located within a Mobile Home Park, and is one of the narrower mobile homes within the park. It is located on the west of the park site, and backs onto open land.

Some of the mobile homes within the park have extensions such as rear conservatories plus raised steps; garages and sheds.

Proposal:

The application seeks permission to provide a long ramp, with railings, to the side (north) of the home, measuring approx. 1.1m wide x 1.5m high at the top end of the ramp, and 870mm at the bottom end of the ram, x 13.2m long

Representations: None received

Consultations: Lancing Parish Council: No objection

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 railings, which are important to assist a wheelchair/disabled use, will be viewed from outside of the site, but it is not considered that it will have a negative impact on the character of the area.

It is thereby considered that the application be approved.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 21.04.2021

Authorised by: Peter Barnett Date: 21 April 2021