Development Management - Delegated Officer Report

Application Number: AWDM/1046/21 Recommendation – APPROVE

Site: 13 Ridgeway Close, Southwick, BN42 4QQ

Proposal: Rebuild the front steps to make the riser shallower and the tread wider, install galvanised handrails to both sides of the steps and install a step lift next to the front steps.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located within a cul-de-sac at the close of the road. The property is a two storey semi-detached dwelling. The frontage of the site is laid to hardstanding which is at a higher level than the natural ground level of the dwelling. Steps lead down from the front hardstanding area to the front door and the side gate.

It is these steps that are the subject of the application.

Proposal:

The proposal seeks permission to:-

- Alter the steps to the front of the property to have a lower riser and a wider tread;
- Provide a step left to the side of the access steps;
- Associated galvanised handrails

Consultations: None

Representations: None

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 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

Property is at the end of the cul-de-sac and therefore the works proposed would be visible to persons using the footpath outside of the property, nevertheless, the works are generally lower than pavement level, and thereby would not be readily visible.

The existing steps and associated handrails are critical for gaining access to the dwelling and the works proposed are considered reasonable changes in order to assist persons with mobility issues and the step lift is also critical to assist wheelchair users etc.

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: 08.07.2021

Authorised by: Peter Barnett Date: 8 July 2021