Development Management - Delegated Officer Report

Application Number: AWDM/0740/21 Recommendation – APPROVE

Site: 41 Rosemary Drive, Shoreham-by-Sea, BN43 6HT

Proposal: Construct a platform and ramp with handrail to south 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 property is situated on the north side of Rosemary Drive in Shoreham, and is a 2 storey semi-detached linked dwelling, which is linked to another semi-detached pair. It lies to the south of the A270 close to the roundabout access to the Holmbush Shopping Centre. Many of the properties within Rosemary Drive are of a similar design.

Proposal:

The application seeks permission to provide a ramp and platforms in order for easier access for a wheelchair user, into/out of the dwelling.

A level platform measuring 1.5m x 1.5m will be located directly outside the front entrance door. A ramp with a gradient of 1: 15 will lead off the platform at a right angle to the west; onto another platform of the same size as the first, located at the end of the dwelling; a further ramp of the same gradient will lead off of the platform at a right angle south; to a third and final platform of the same measurement as the others, this base platform will be to the edge of the pavement.

Representations: None received

Consultations: EH Public Sector Housing: 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 Amenity

The platforms, ramp and railings which are set at a height of 900mm above each platform/ramp, making the highest point outside of the entrance door, i.e. approx. 1.3m, and the lowest point at the end of the last ramp i.e. approx. 950mm, will be seen from outside of the site, but as it follows the front elevation and then turns to follow the path, which is next to the vehicular drive to the garage, it will not look significantly out of keeping with the character of the street scene, and it can be utilized by visitors etc. it will not look too dominant within the street scene. The development will assist a disabled person and thereby it is considered that any minor visual intrusion will be acceptable.

Residential Amenity

It is not considered that the ramp and railings will materially affect the existing residential amenities of the neighbour properties

Recommendation:

Approve:
Subject to Condition(s):-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 04.06.2021

Authorised by: Peter Barnett Date: 7 June 2021