

Development Management – Delegated Officer Report

Application Number: AWDM/0191/26

Recommendation – APPROVE

Site: 3 Southlands Court, St Giles Close, Shoreham-by-Sea,
BN43 6GU

Proposal: Replacing the lounge window for a PVCu front door and window; install a platform ramp and galvanised handrail.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The Southlands Court is a 3 storey block of 3no. linked blocks of flats located at the north end of St. Giles Close. No. 3 is found within the largest of the blocks and is located on the ground floor of the west elevation. On each elevation, all the windows are uniform.

Proposal

The application proposes to:-

- Remove window on ground floor west elevation;
- Replace with 1no. narrower window with large bottom section and top fanlight and 1no. full glazed pedestrian door;
- Construct level platform on the outside of the door and window;
- Construct ramp from the platform to approx. 1.56m from the pavement;
- The infill below the ramp will be brick and render;
- Apply a balustrade each side of the ramp and platform; and
- Create a level slab next to the pavement approx. 1.56m x 1.56m.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management
Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the provision of the door, level platform and ramp with balustrading within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed change from a wide window to a narrower window and door together with a level platform, and ramp to the side elevation (west) of the 3 storey block of flats, together with balustrading on the outside of the ramp, will be visible, however the construction will be providing an easier access into the property for someone with mobility issues, which is considered essential.

Whilst the ramp and balustrade will be viewed they do not materially compromise the visual amenities of the area, or result in a material loss of residential amenities for other neighbouring flats.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

- 1 Approved without amendment

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

Case Officer: Eve Hearsey

Date: 05.05.2026

Authorised by: Peter Barnett

Date: 5 May 2026