Development Management – Delegated Officer Report

Application Number: AWDM/1015/16 Recommendation – APPROVE

Site: 19 Greentrees Cokeham Lane Sompting

Proposal: Replace existing concrete external staircase with new steel staircase to east elevation.

Date of site visit: 16.08.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a purpose built flatted development within a residential area of Sompting. The development has ancillary parking and landscaped area. As existing there are external concrete stairs to the rear of the building providing access to some of the flats. These stairs are now in a poor state of repair and in need of replacement. It is proposed to replacement the existing concrete staircase with a steel staircase the same as existing.

Consultations:

Southern Water: No objection. Sewer records show there is a foul sewer within the site. There should be no works parallel to the sewer within 500mm (in plan), no new soakaways should be located within 5m of a public sewer; no new tree planting within 3m either side of the centreline of a public sewer. Due to changes that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed upgrading of the external of the building within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed staircase would complement the existing building as the existing staircase does. It would not be visible within the street scene as it is sited to the rear of the building. However there is a public open space to the rear of the site which has views towards the rear of the building. The use of steel for the structure is acceptable in this case and preferable to the existing concrete staircase. It is considered that if a condition is attached to ensure that the staircase is finished in black paint then visually there will be no adverse impact.

Residential Amenity

The replacement staircase will not impact upon the residential amenities of any occupiers of the surrounding properties or the occupiers of the flats. Access to the flats will remain unchanged by the proposals and the design of the staircase is unchanged other than the materials and finish. There will be no loss of light, outlook or overbearing impact as a result of the change.

Recommendation

APPROVE

1. Time limit
2. Approved plans
3. Black paint to finish street staircase.

Informative

1. Proactive – no amendments
2. Southern Water

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

Case Officer: Hannah Barker Date: 30th August 2016

Authorised by: Jo Morin Date: 30.08.2016