Development Management - Delegated Officer Report

Application Number: AWDM/0426/21 Recommendation – APPROVE

Site: 23 Wilmot Road, Shoreham-by-Sea, BN43 6BV

Proposal: New front level threshold door and steps with handrails

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:

No 23 Wilmot Road is situated on the north side of the road, and is a two storey pitched roof property

Proposal:

The application seeks permission to provide a new front level platform outside of the entrance door and steps with handrails, the platform length will go from the existing 600mm to 1200mm in depth (the width remains the same at 1400mm)

The handrail height indicated to be approx. 900mm, with the mid-rail height of 550mm. The length of the handrail is shown on the plans to be 2700mm

Representations: None received

Consultations: 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 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 entrance door lies on the side elevation, which although the side, is still a principal elevation given that this elevation also faces onto a road.

Although the handrail protrudes some 2.7m from the front elevation of the property, it is shown to be within the curtilage of the dwelling and thereby will not result in a hazard to 3rd parties.

The handrails will be visible within the street scene, but is not thought to be out of keeping with the character of the street scene or result in the loss of residential amenities to neighbouring properties.

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: 28.04.2021

Authorised by: Peter Barnett Date: 28 April 2021