Development Management - Delegated Officer Report

Application Number: AWDM/1781/21 Recommendation – APPROVE

Site: 101 Freshbrook Road, Lancing, BN15 8DL

Proposal: Create a platform and shallow steps at the front entrance door

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:

No. 101 Freshbrook Road, is located on the north side of the road, and is a two storey, end of terrace dwelling.

The locality comprises a mix of dwelling types, with terrace, semi-detached and bungalows, many of which have front porch extensions, and hardstandings etc.

Proposal:

This application seeks planning permission to provide a platform outside the front door of the dwelling with shallow steps and associated handrail.

Consultations: None

Representations: None received

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 2021

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:

The proposal seeks permission to provide a platform with steps to it and an associated handrail, directly outside of the entrance door to the property. The works will enable and assist the occupant to successfully navigate the high step that currently exists outside the door and will assist wheelchair users.

The platform, steps and handrail will be to the front of the property, and thereby will be readily viewed from the street, but it is considered that the needs of the user outweigh the fact that it can be seen. Visual impact will be minimal.

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: 03.12.2021

Authorised by: Peter Barnett Date: 3 December 2021