# Development Management - Delegated Officer Report

**Application Number: AWDM/0232/18 Recommendation – APPROVE**

**Site: 192 Old Shoreham Road, Southwick**

**Proposal: Construction of half stepped pathway with handrail to front entrance.**

**Date of site visit: 20.03.18**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a two storey terraced dwelling on the southern side of Old Shoreham Road. The ground level of the site and the adjacent neighbouring dwellings is lower than the highway. Pedestrian access from the highway to the front entrance of the properties is via steps or sloping ground level, some with handrails.

The application site currently has shallow steps leading to the front door with a low level hand rail to one site.

Consent is sought to provide a new stepped pathway with hand rail to the front entrance from the highway. The steps are to be built at a steeper gradient with even spacing with a handrail to each side. The pathway and steps are to be wider than existing.

**Representations**

None received

**Consultations:**

**Adur and Worthing Council's** - Environmental Health – No issues or objections to raise.

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

**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 dwelling and its surroundings.

**Visual amenity**

The proposed development is to the front of the existing property, adjacent to the highway. Although on sunken ground level the development will be clearly visible within the street scene.

There are other examples of stepped entrances with handrails either side of the site due to the changes in ground level this is necessary to provide safe access. There are existing shallow, concrete steps and a handrail at the site. The new development will be more substantial with wider steps and two handrails. This will not however result in any adverse impact upon the character and appearance of the main dwelling or street scene.

**Residential amenity**

The development will not result in any loss of light, privacy or overbearing impact upon adjacent neighbours. The entrance to the property is unchanged from existing. The handrails and steps are visible from the front of adjacent properties yet there will be no adverse impact.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 26th March 2018

Authorised by: Peter Barnett Date: 26 March 2018