Development Management – Delegated Officer Report

Application Number: AWDM/0179/23 Recommendation – APPROVE

Site: 10 Windsor Way, Broadway Park, The Broadway, Lancing, BN15 8NW

Proposal: Remove the existing access steps on the south elevation of the property, and replace with new steps having a shallower rise and longer tread.

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 & Surroundings:

The application property is a park home within a park estate, and is a detached van within the main section of the estate.

Access into the home is via an existing concrete block of steps which are quite compact, thereby making the steps very narrow and tall. Most of the homes have similar compact steps

The Proposal:

The application seeks permission to remove the existing steps measuring approx. 1.7m long x 1.2m wide x 0.6m high, and replace by a larger set of steps with a shallower rise and a longer tread, measuring approx. 3.9m long x 2.1m wide x 0.67m high.

The new steps will include a level platform section at the top of the steps measuring approx. 1.2m wide x 2m long.

There will also be a set of railings with handrail attached to the steps increasing the overall height by approx. 0.77m.

Consultations: None

Representations: Lancing Parish Council: No objections.

Relevant Planning Policies

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

Relevant Planning History:

Planning Assessment

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The homes within the estate all have some form of steps leading up to the entrance doors, and whilst they were all originally concrete steps, some have been amended for ease of access into the homes.

The larger steps will not compromise access routes for any of the other homes, and visually they will not be an unattractive replacement.

Recommendation

APPROVE subject to the following condition(s)

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: 14.04.2023

Authorised by: Peter Barnett Date: 18 April 2023