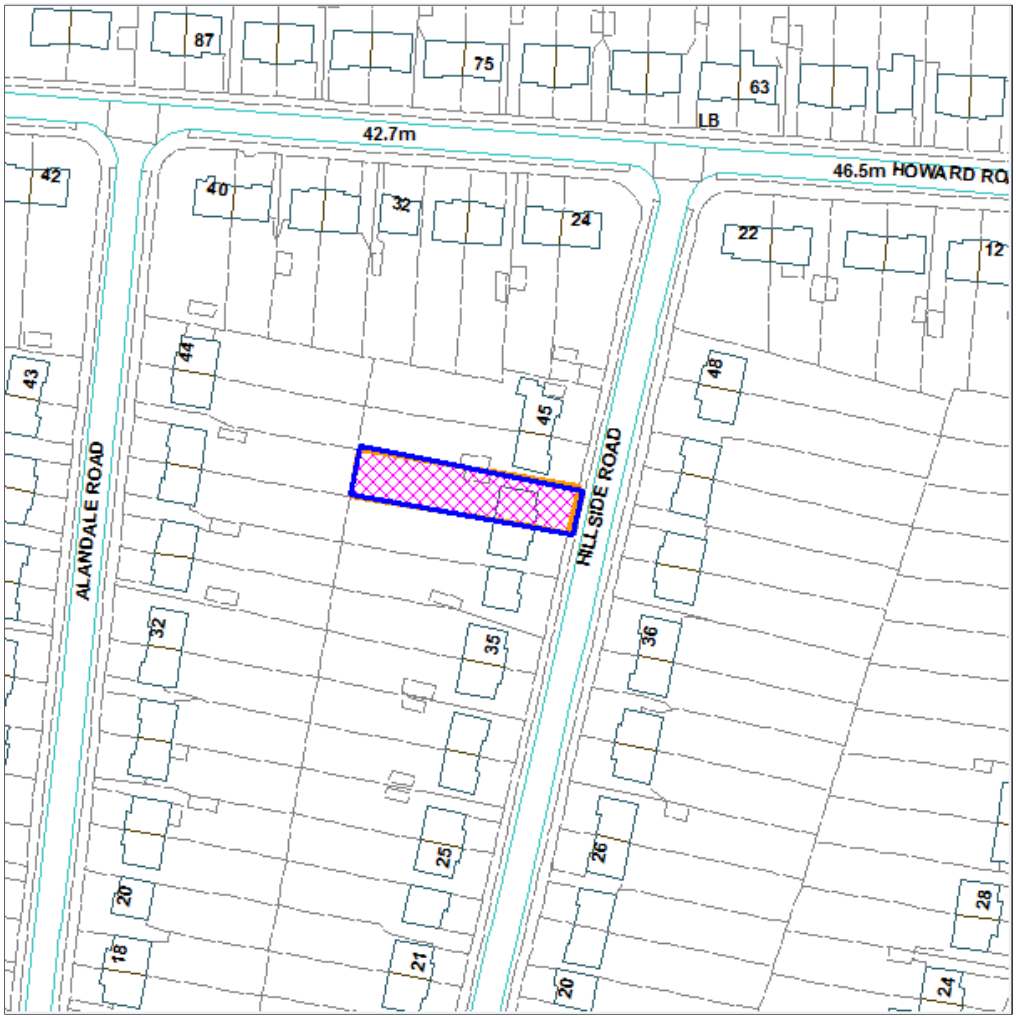
Application Number: AWDM/1320/19 **Recommendation – APPROVE**

Site: **41 Hillside Road, Sompting, Lancing**

Proposal: **Provision of disabled access ramp and extended wall.**

Applicant: Mr Mansfield Ward: Cokeham

Case Officer: Hannah Barker



Not to Scale

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This application is presented to the Committee as it has been submitted by Adur District Council with regard to a Home Improvement Assistance Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to provide a low ramp, including a flat platform area, from the front door of the existing bungalow across the property frontage onto the driveway to the side of the bungalow. There is an existing low level wall enclosing the area outside the front door, this is to be extended and continue at the same height along the front of the bungalow.

The application site relates to a chalet bungalow, located in north Sompting, a residential area of similar style dwellings.

Relevant Planning History: None

Consultations: None undertaken

Sompting Parish Council: - No objection

Representations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the flats and its surroundings.

Visual amenity

The proposed ramp from the front door to the driveway will be very shallow, and it would be purely to provide an incline to meet the level of the driveway to provide access for wheelchair use. The ramp and platform will be screened from the road by the front wall /upstand at 700 mm in height which is a continuation of the existing upstand at the front of the house.

The proposals are modest and contained adjacent to the front entrance of the house. The works will not compromise the visual amenities of the locality, they will not be dominant within the street scene.

Residential amenity

It is not considered that the access ramp will have any material effect on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

7th October 2019