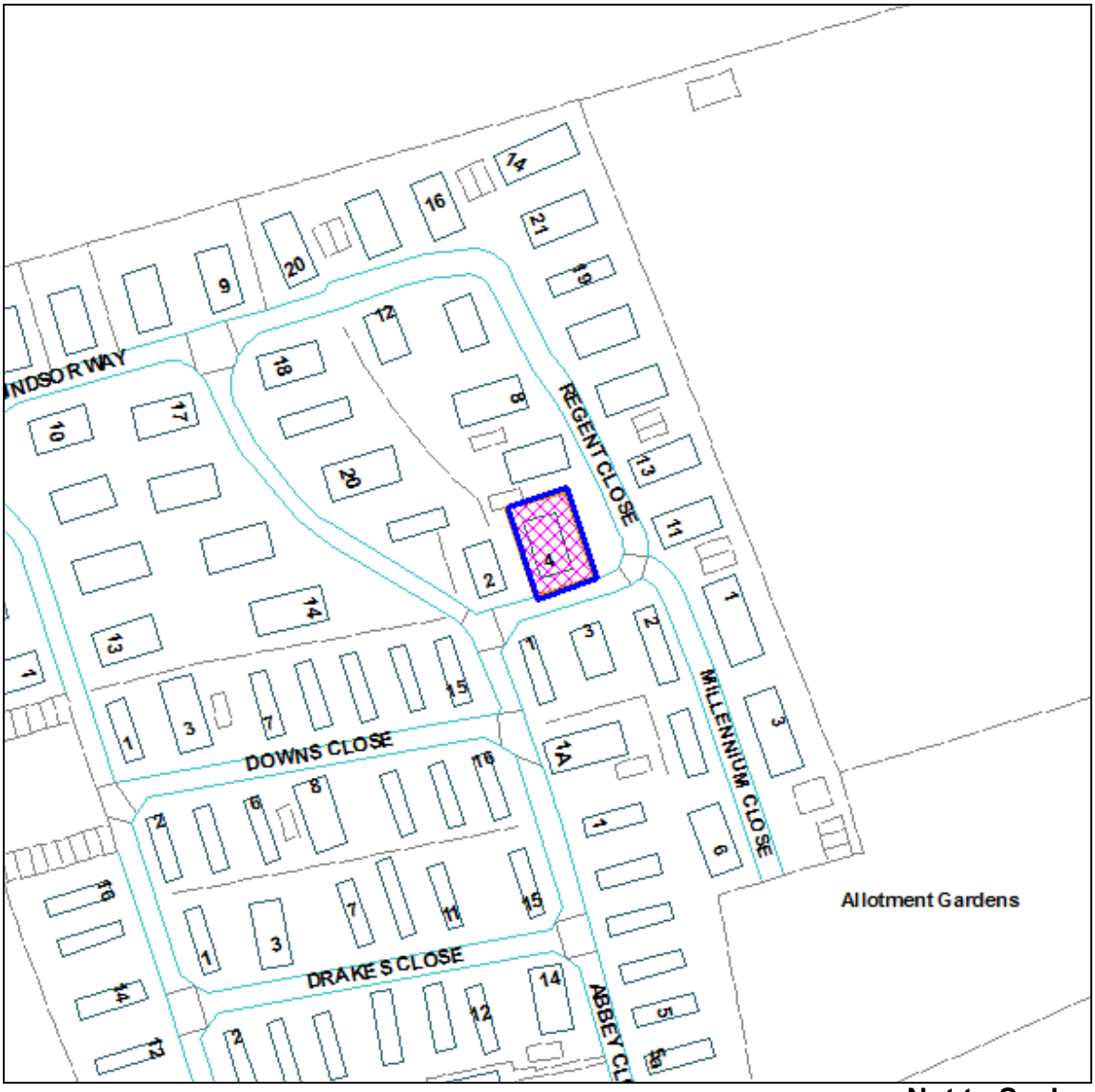
Application Number: AWDM/1346/19 **Recommendation – APPROVE**

Site: **4 Regent Close, Broadway Park, The Broadway, Lancing**

Proposal: **Provision of disabled access ramp and handrails.**

Applicant: Mrs Betty Gaul **Ward:** Widewater
Case Officer: Eve Hearsey



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 Disabled Facilities Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to provide a ramp and railings to the entrance door of the existing mobile home. The ramp and railings will be positioned on the west side of the mobile home and will measure approx. 900mm wide x 9.3m long and will lead to a level platform outside of the entrance door.

The site is within the existing mobile home park within the Widewater Ward. Currently there are steps leading to the entrance door of the home, and the application will provide a ramp and railings accessed from the rear of the home, a new concrete level next to the proposal will provide the route to the start of the ramp.

Relevant Planning History:

None relevant to the determination of the application

Consultations: None undertaken

Representations: Lancing Parish Council: No objection

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 dwelling and its surroundings.

Visual amenity

The proposed ramp and railings will be on the west side of the mobile home next to no.2. Currently there are steps leading to the front door which are located at the front of the mobile home. The ramp and railings will start at the back and gently rise until it is close to the entrance door and then will level out to a platform in order for the wheelchair to have ease of access into and out of the home.

As the front door is located towards the front of the home and cannot be moved, it is necessary to provide the ramp and railings starting at the rear, thereby a further concrete strip will be provided to the side of the proposal in order for the wheelchair user access to it.

Notwithstanding this, it is considered that the new ramp and railings, together with the new concrete strip will not materially affect the visual amenities of the area.

Residential amenity

It is not considered that the access ramp and concrete strip 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

11th November 2019