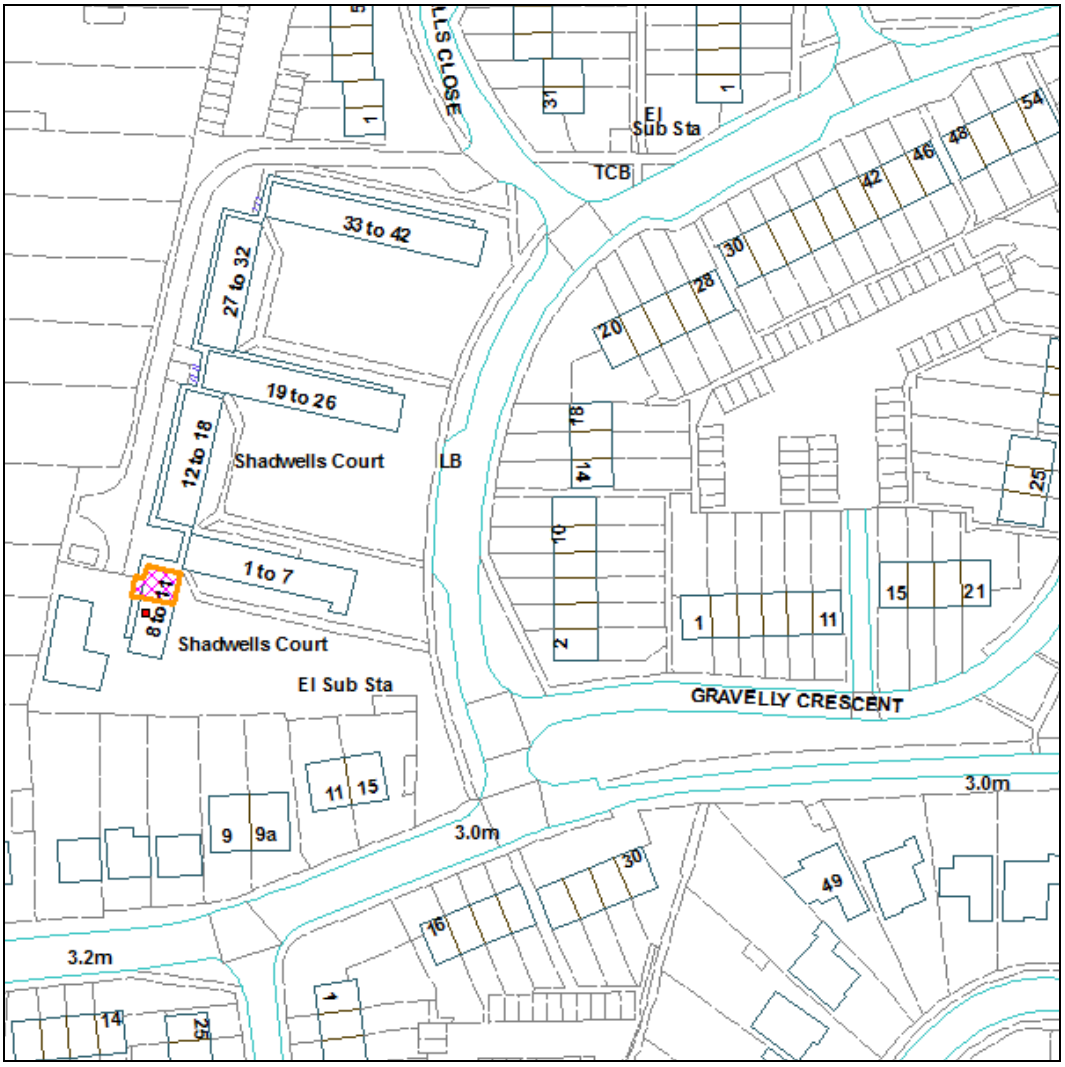
Application Number: AWDM/0466/19 **Recommendation – APPROVE**

Site: **8 Shadwells Court, Shadwells Road, Lancing, BN15 9ER**

Proposal: **Provision of access ramp to west elevation.**

Applicant: Mrs Jule Murrell Ward: Mash Barn
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 Home Improvement Assistance Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to provide a ramp with a platform directly from the front door; continuing within the existing recess; then turning 90 degrees to run parallel to the front wall of the property. The platform and ramp will have handrails to the side for assistance.

The application site relates to a two storey block of flats located on the south end of the series of blocks making up Shadwells Court, Shadwells Road, Lancing.

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
'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 is partly contained within the site recess, and partly to the frontage of the flat. The platform/ramp will be directly outside of the front door, and is purely to provide an incline to combat the step up to the front door, with the ramp continuing outside to assist in the difficult confines of the entrance to the flat; and its purpose is purely for ease of access for wheelchair use.

The ramp and platform together with the railings will not compromise the visual amenities of the locality.

Residential amenity

It is not considered that the access ramp, platform and railings 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

1st July 2019