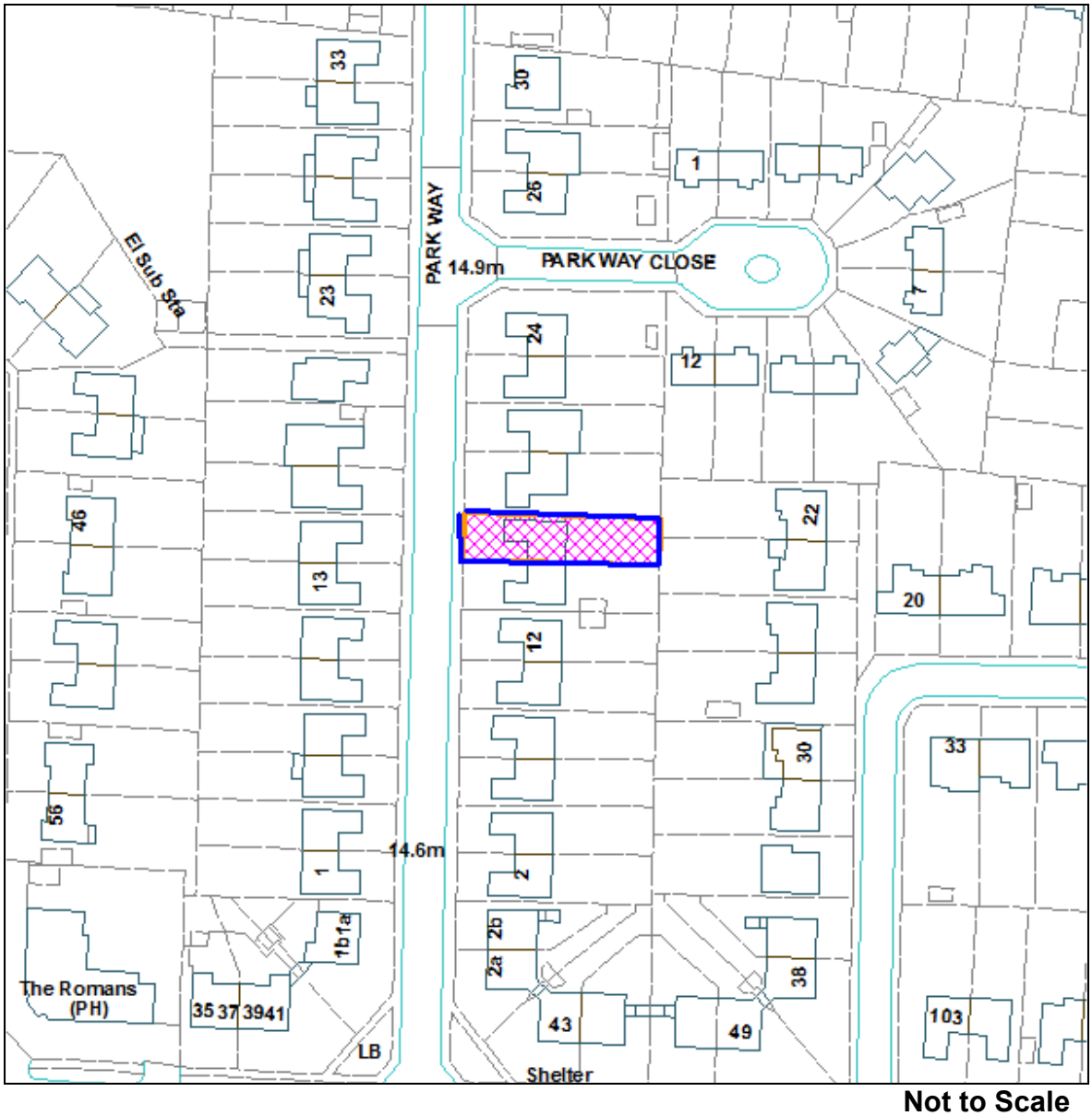
Application Number: AWDM/0127/19 **Recommendation – APPROVE**

Site: **16 Park Way, Southwick**

Proposal: **Provision of ramp to front (west) elevation**

Applicant: Mr Paul Witchell Ward: Eastbrook
Case Officer: Eve Hearsey



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright License number LA100024321

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 down to the gate at the front of the property. The ramp will be positioned within the confines of the existing railings.

The application site relates to a semi-detached bungalow located on the east side of Park Way. Park Way comprises predominantly semi-detached bungalows. Currently the property has railings positioned on either side of the path leading from the gate to the door of the front porch. The porch will be removed in order to provide the level platform in front of the entrance door. The existing door is located to the side of the proposal, and thereby, in order for ease of access for the wheelchair user, the front door is being relocated to be fronting onto the new ramp area.

Relevant Planning History: None

Consultations: None undertaken

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 from the front gate to the platform outside of the new relocated front door will not be excessively high; it would be to purely to provide an incline to combat the step up to the front door; and is being provided for ease of access for wheelchair use.

The ramp and platform will be within the confines of the existing railings next to the pathway and thereby will not compromise the visual amenities of the locality.

Residential amenity

It is not considered that the 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

11th March 2019