2A Bennet Road,
Worthing,
BN13 3TD

PLANNING STATEMENT

Accompanying retrospective application for householder planning application for a disabled access ramp balcony

23rd May 2025



1. Existing building

16 Holyacres is a detached two storey brick house on the edge of Worthing built around 25 years ago under outline permission WB/98/00711/OUT. It is on an estate of similar houses.

There are 4 steps (3 steps and threshold step) up-to the front door. Land immediately in front of the house is part of the application site, but also provides vehicular access to neighbouring number 27. The legality of such access has not been confirmed as part of this application.

There are further steps to the rear side access, and in turn to the rear door and garden. The front and rear doors are the only access points into the house.

2. Permission sought

Following correspondence from Adur and Worthing LPA ref:AWEN/0083/25 retrospective householder permission for an access ramp leading to the front door.

Whilst it is noted that permitted development rights, as defined by the GPDO 1995 (as amended), were removed from the application property by condition 10 of the original permission, if the ramp constitutes a raised platform it is more than 0.3m above the reference ground level, and contains elements forward of the principal elevation in excess of 1m above reference ground level.

3. Reason for changes

The applicant's wife suffered brain injury several decades ago and has been in receipt of disability living allowance since. Her mobility has recently worsened and the applicant has installed an access ramp to meet her needs, allowing safe access into the house. She is not yet in need of a wheelchair, but this is anticipated. A medical professional's statement has not been supplied with this application at time of writing but will be available on request.

4. Design

The ramp is constructed from steel, with a GRP walkway with silicate-type anti-slip coating. The walkway is buff coloured and the handrails mid-brown, constructed of tubular steel with a single central transom rail.

The appearance of the ramp is sympathetic with the surrounding colours. It's lightweight construction, is un-obtrusive.

5. Amenity

Access to the house by the occupants is greatly improved, therefore amenity is increased.

Future occupants can easily remove the ramp. Original steps remain below, unaltered, so the property could be adapted back to benefit the amenity of ambulant occupants.

Neighbour amenity is unaffected by the changes, as It is visually unobtrusive, and does not obstruct access.

6. Access

Access to the property with reference to Part M of the building regulations is improved.

7. Waste and recycling

This application does not affect arrangements for the storage and collection of waste and recycling.

8. Precedent

A search of the local planning history shows 9 householder applications for disabled access ramps since 2019. Of these all have been granted and none refused.

References:
AWDM/0215/20
AWDM/1356/19
AWDM/1346/19
AWDM/1320/19
AWDM/0785/19
AWDM/0716/19
AWDM/0552/19
AWDM/0466/19
AWDM/0301/19
AWDM/0125/19