Development Control – Delegated Officer Report

Application Number: AWDM/1596/15 Recommendation – APPROVE

Site: 25 Ingleside Cresent, Lancing, West Sussex. BN15 8EN

Proposal: Replacement steps with handrail to front entrance on south elevation.

Date of site visit: 11.11.2015

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to semi-detached bungalow. Render walls and tiled roof with chimney, PVCu windows and door. Front garden made over entirely to block paving for car hard standing. Low wall to front has partially been removed for vehicular access. The entrance door is in a fairly central position to the front of the bungalow.

This street at the area close to the application site is predominantly characterised by bungalows, a mixture of semi-detached and detached. Further down the road are 2 storey semi-detached dwellings following on from the bungalows, although opposite is a detached 2 storey dwelling.

Proposal

The application seeks to remove the existing concrete steps at the entrance to the bungalow, and replace them with concrete shallow steps leading from the drive to the front entrance door. The steps will have a maximum rise of 100mm and a going of 500mm, the steps will be 1 metre wide and will have galvanised metal handrails to both sides of the steps. The handrails will protrude some 2.7 metres from the front entrance door.

The changes to the access path and entrance are intended to improve the pedestrian access and safety for the disabled occupier(s), and needs to be in a straight run for functional reasons.

The Agent states that the Applicants believe that on a short term basis they can continue to park to the frontage area of their site, but acknowledge in the long term they will have to remove the wall and widen the access from the road. However, this is not part of the current planning application, and thereby is not a matter to be considered at this time

Relevant Planning History: None relevant.

Consultations: None undertaken.

Representations: None

Relevant Planning Policies

Saved Local Plan policies (ADLP 1996): AH7
SPG Development Control Standard 3 “Extensions and Alterations to Dwellings”
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed works subject to the effect of visual and residential amenities of neighbouring properties.

Visual Amenity

The rising, shallow steps together with the handrails will be noticeable, particularly as the front garden area has been put entirely to hard surfacing, and they will be positioned fairly centrally on the front area. However, they will only protrude out some 2.7 metres and it is not considered that it will be visually unacceptable within the street scene as to demonstrably impinge on the visual amenities of the area.

Residential Amenity

The provision of the shallow steps and handrails will not detract from the existing residential amenities of the neighbouring properties, as they will not result in overshadowing, overbearing etc. Further, the existing hard surfaced front area accommodates 2 no. cars, which will still be able to park on the frontage following the construction of the steps, with one either side of the steps, however, it is likely that the front boundary wall will need to be removed and the vehicular access widened, in order for the car to gain access to the right side of the new steps.

The parked cars will also screen the view of the steps and handrails from the neighbouring residential properties.

Conclusion

The stepped entrance and handrails have been designed by the Occupational Therapist to meet the specific requirements of the occupiers. It is considered that whilst the alterations will be conspicuously noticeable by reason of their siting, they are modest in scale and any harm to visual amenity will be outweighed by the improvement to the living conditions of the occupiers. .

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 26.11.2015

Authorised by: Jo Morin Date: 02.12.2015