Expiry Date - 16/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1087/24 Recommendation – APPROVE

Site: 27B Mardale Road Worthing West Sussex BN13 2AY

Proposal: Construct a platform and shallow steps at the rear entrance door.

Date of site visit: N/A - photos supplied with submission

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Mardale Road within a residential area. The property comprises a self-contained ground-floor flat within a two-storey semi-detached building, No. 27A occupies the first-floor of the building. The application property is accessible to the side (east) of the building where the primary entrance door is located but also to rear of the building via a gate which leads to the rear garden space of the property further along the footpath. The rear garden is of a moderate size and comprises mainly grass. There is a patio area with steps up to the rear double doors. An outbuilding shared with No. 27A abuts the private footpath. No. 27A's only access is to the front of the building and their garden is located directly behind the application property's rear garden, divided by a fence.

Whilst the application property appears to be a mirrored copy of its semi-detached counterpart No. 29 A/B and reflects the character of the adjacent semi-detached pair to the east No. 25 A/B and No. 23 A/B, there is generally diversity in the street scene in terms of property type, form, scale and design.

The property is not a listed building or located within a Conservation Area and there are no protected trees on site.

Proposal

Permission is sought to install access steps leading to a level platform with railings to serve the existing rear double doors.

The steps with platform would be L-shaped and finished with concrete pavers, enclosed within brick upstands and 900mm continuous tubular handrails with a secondary rail at mid-height.

The platform would measure 1650mm wide x 2020mm long and have a maximum height of 0.3m above ground level (0.4m to brick upstand height around perimeter of platform). A privacy screen would be installed alongside

the west side of the platform at a height of 1.8m above platform height (2.1m above ground level).

Relevant Planning History: None.

Consultations: None.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM1 (Housing Mix)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The front of the building would not be altered and the proposed works would be sited to the rear, therefore, the impact on the street scene would be negligible. In any event, the development is considered to be modest in scale and weight is attached to the nature of this application which seeks to adapt the property to meet the needs of a disabled person.

In view of the above, it is considered that the proposed works to facilitate disabled access would be acceptable on visual amenity grounds.

Residential Amenity

There would be no material planning issues in relation to the scale of the development as the alterations proposed would be at a height well below the boundary fence lines of adjacent neighbours. The shared boundary fence with the attached neighbour to the west appears to be at a height of approximately 1.8m. The edge of the platform would be set-in approximately 0.7m from this boundary. Given this relationship, it is considered that a projection of approximately 2m and height of 0.3m could give rise to unneighbourly overlooking into this neighbours property. Thus, following discussions with the agent, it was agreed that a solid screen measuring 1.8m above the platform be applied as a mitigation measure to address this concern. The continued use of the screen can be secured by a condition of planning permission.

Weight is applied to the fact that the proposal would improve the living conditions of the applicant.

There would be no impact on the living conditions of surrounding neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Privacy Screen To Remain In-Situ

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Jason Albon Date: 15.10.2024

Authorised by: Jo Morin Date: 15.10.2024