Expiry Date - 25/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1123/24 **Recommendation – APPROVE**

Site: **Flat 4 2 - 16 Harefield Avenue Worthing West Sussex**

Proposal: **Construction of a platform and ramp connecting the ground floor flat to the public footpath**

Date of site visit: 16/10/24

Neighbours checked: Y – Site Notice

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the east of Harefield Avenue and to the north of Castle Road within a residential area of Worthing. The property comprises a two storey block of 8 flats with brick, render and tile hung elevations and a flat roof. The block is surrounded by open communal gardens to the front and sides and a garage compound to the north. Flat 4 is located within the south-west corner of the building at ground floor. There is an existing access ramp to the adjacent flat to the north.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the construction of a platform and ramp to facilitate access to Flat 4.

A level platform of 1200 x 1200mm would be constructed outside the existing west facing French doors with 500mm steps to each side. The ramp at 1200mm wide would extend from the platform for a length of 5.5m to join the public footpath. Handrails would be installed to the sides of the ramp and front of the steps.

The steps, ramp and platform would be constructed in brick and concrete and finished with slip resistant concrete pavers. The handrails would consist of 45mm diameter continuous tubular steel rails.

Relevant Planning History:

Flat 1, 1 - 17 Harefield Avenue (opposite the site)
AWDM/1026/14 - External access ramp with handrails; replace existing double doors and side lights with single door and sidelights (from Harefield Avenue) – Approved

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Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

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 proposed development is very similar to the existing ramp and rails at the adjoining ground floor flat to the north and those installed at the flats opposite the site, to the west.

The proposal is of standard form, design and materials for this type of development and is required to facilitate disabled access to the property. The proposed ramp would be visible in the street scene but is consistent with other development in the locality. The proposed ramp is considered to be a necessary addition to the property and would not have any significant adverse impact on the appearance of the block of flats, the character of the street scene or the visual amenities of the locality.

Residential Amenity

The proposal would significantly benefit the occupant of Flat 4 providing ramped access to their flat. The addition of a ramp and handrails in this position would not have any detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

Expiry Date - 25/10/2024

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: Amanda Haslett Date: 18/10/24

Authorised by: Louise Prew Date: 18/10/2024