Development Management - Delegated Officer Report

Application Number: **AWDM/0685/12** **Recommendation – Approved**

Site: **2 Regent Close, Broadway Park, the Broadway, Lancing, BN15 8NZ**

Proposal: **New ramp, landing and steps to existing entrance on west side.**

Date of site visit: 19.06.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Lancing within the Broadway mobile home park which is accessed via The Broadway, Lancing. No. 2 Regent Close is a single storey mobile home which is the subject of this application. There is as existing a side entrance on the western side of the mobile home with steps leading up. Permission is sought for these steps to be removed and new steps and a ramp proposed parallel with the mobile home. Galvanised steel hand rails are proposed. The structure has a maximum width of 1.6 metres and length of 11.5 metres. The maximum height of the structure with handrails is 1.5 metres. The ramp is to be constructed in concrete with a face brick retaining wall to match the brickwork of the main building.

Third Parties: **-** No third party representations have been received.

Lancing Parish Council: No objection

Representations

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the proposed new external steps and handrail is acceptable provided that there is no adverse impact on the visual amenity of the locality or on the residential amenities of the occupiers of the surrounding mobile homes.

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual amenity

The proposed ramp, landing and steps are positioned on the western side of the mobile home. As this mobile home is on the end of a row adjacent to the access road within the site, the structure is therefore not screened by the adjacent mobile home. It will be clearly visible to adjacent dwellings due to its siting and size being greater than the length of the existing mobile home by 2.3 metres. It is however considered that this visual impact would be such to warrant a refusal in this case. There are many other examples of external stairs and handrails within the mobile home park and the structure is required to allow disabled access to the dwelling.

Residential amenity

The structure, although large does run parallel and closely adjacent to the mobile home. Although it is visible to local residents it is not considered that there will be any adverse impact. There will be no overbearing impact or loss of outlook as a result of the proposed works.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved

policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling - brickwork of retaining wall to match existing.
3. Drawing 408/9400/4, 408/9400/3, 408/9400/2, 408/9400/1 – received 30th May 2012

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

Case Officer: Hannah Barker Date: 28th June 2012

Authorised by: Jo Morin Date: 29 June 2012