PC
3/1/08

Expiry
30/1/08

Development Control – Delegated Officer Report

Application Number: ADC/0734/07 **Recommendation – Permit Application**

Site: **Block 9 To 19 Greentrees Cokeham Lane Sompting West Sussex**

Proposal: **Replacement of existing external concrete staircase by new metal staircase (flats14-17)**

The Application

The site is located within a residential area within the built up area of Sompting. The site forms part of a purpose built flat development which comprises of two main two storey blocks which front the highway. There is lawn and soft landscaping to the front of the buildings with a vehicular access from Cokeham Lane inbetween the buildings which leads to the rear of the site. To the rear, east of the building there is car parking and garaging for residents of the flats and beyond is the Croshaw Recreation Ground.

Permission is sought to replace an existing external concrete staircase which is in a poor state, breaking up and becoming dangerous with a metal staircase which is to be the same height, width and length as the existing staircase. The staircase is located to the rear of the building, within a recess.

Representations and Consultations

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

Sompting Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed staircase, will not be visible within the street scene as it is located to the rear of the building. Also due to the fact that it is located within a recess, is modest in scale and is very similar to the existing staircase it is considered to be inkeeping with the design and scale of the existing building and will not be prominent when viewing the building from the rear parking area.

Residential Amenity

The proposed staircase will be visible from some adjacent windows which serve flats within the building however it is not considered that the proposed replacement structure will have any greater impact than the existing staircase and will not result in any loss of out look or overbearing impact which should warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai amended – .....unless and until details of the finishes to be used for the external staircase has been submitted to.....

Case Officer..... J Baker .....Date..... 3/1/08 MA