Development Control – Delegated Officer Report

Application Number: AWDM/1594/17 Recommendation – APPROVE

Site: 31 Corbyn Crescent, Shoreham-by-Sea, BN43 6PQ

Proposal: Construction of platform and ramp at front entrance.

Date of site visit: 30.11.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey middle of terrace dwelling, and has a hardsurfaced front garden area. The door step to the entrance door is some 300mm off of the ground.

The application seeks permission for a ramp and railings to go from the front entrance door to run west across the front of the dwelling and then to turn south to run along the side boundary wall.

Consultations: None

Representations: None received

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016 : Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would provide a supported entrance ramp to the dwelling. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The ramp and railings will be set against the front wall of the dwelling and to the side boundary wall. It will have minimum impact on the street scene.

Residential Amenity

The boundary wall to which the ramp and railings will be positioned against will be no. 29 and it is considered that the use of the ramp will not be

materially different to the access into the application site than currently exists, and thereby will not have an unacceptable impact onto their existing residential amenities.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.12.2017

Authorised by: Peter Barnett Date: 1 December 2017