Expiry Date - 14/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0799/25 **Recommendation – APPROVE**

Site: **2 Carolyn House Littlehampton Road Worthing West Sussex**

Proposal: **Construct a Platform and ramp at the Southern entrance to the property to create wheelchair access.**

Date of site visit: 26.06.2025

Neighbours checked: Site Notice only

Additional neighbour notifications: N/A

Site and Surroundings

The application relates to a ground-floor flat within a purpose-built, 3-storey flat block forming part of a complex of linked buildings set within extensive landscaped grounds with parking and garages. The flats (and associated garaging/parking) are accessed from a subsidiary spur of Littlehampton Road sited north of, and running parallel to, the main dual carriageway (A2032) of Littlehampton Road. The flat building is relatively undistinguished in appearance but is articulated by a series of bays on the principal elevations of each individual block. The side walls of the bays enclose small individual patio areas for the GF flats and balconies on the floors above. The small patio areas are accessible from the respective flats by a single-leaf glazed door incorporated into the window.

No.2 is located at the far western end of the main block fronting Littlehampton Road, set behind a grassed, open-plan frontage. A narrow private path links the small patio area to the public highway by a communal path crossing the grassed frontage.

The site is not listed, local listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to create wheelchair access by replacing the existing patio and private path with a raised platform (350mm high) and ramp joining onto the existing communal footpath.

Relevant Planning History: None

Consultations: None undertaken.

Representations: None received.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP3, DM5,
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal which will improve the means of access to the property for the existing occupier. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The area of the raised platform will be a larger than the paved patio, but not substantially so. The ramp will be marginally wider than the existing footpath. Both elements will have a raised kerb but no railings. The impact on the appearance of the building and its setting will be very minor.

Residential Amenity

The application property is at the western end of the frontage block and the proposed platform and ramp will be sufficiently well separated from the neighbouring GF flat to the east in this block. The front of the adjoining house, No.208, is sited further forward (south) in its plot and shrub/hedge planting along the common site boundary provides an element of screening to the communal entrance path which runs alongside it. Consequently there will be no adverse impacts for adjoining neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching Materials

Informative
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: Jo Morin Date: 24.07.2025

Authorised by: Louise Prew Date: 24/07/2025