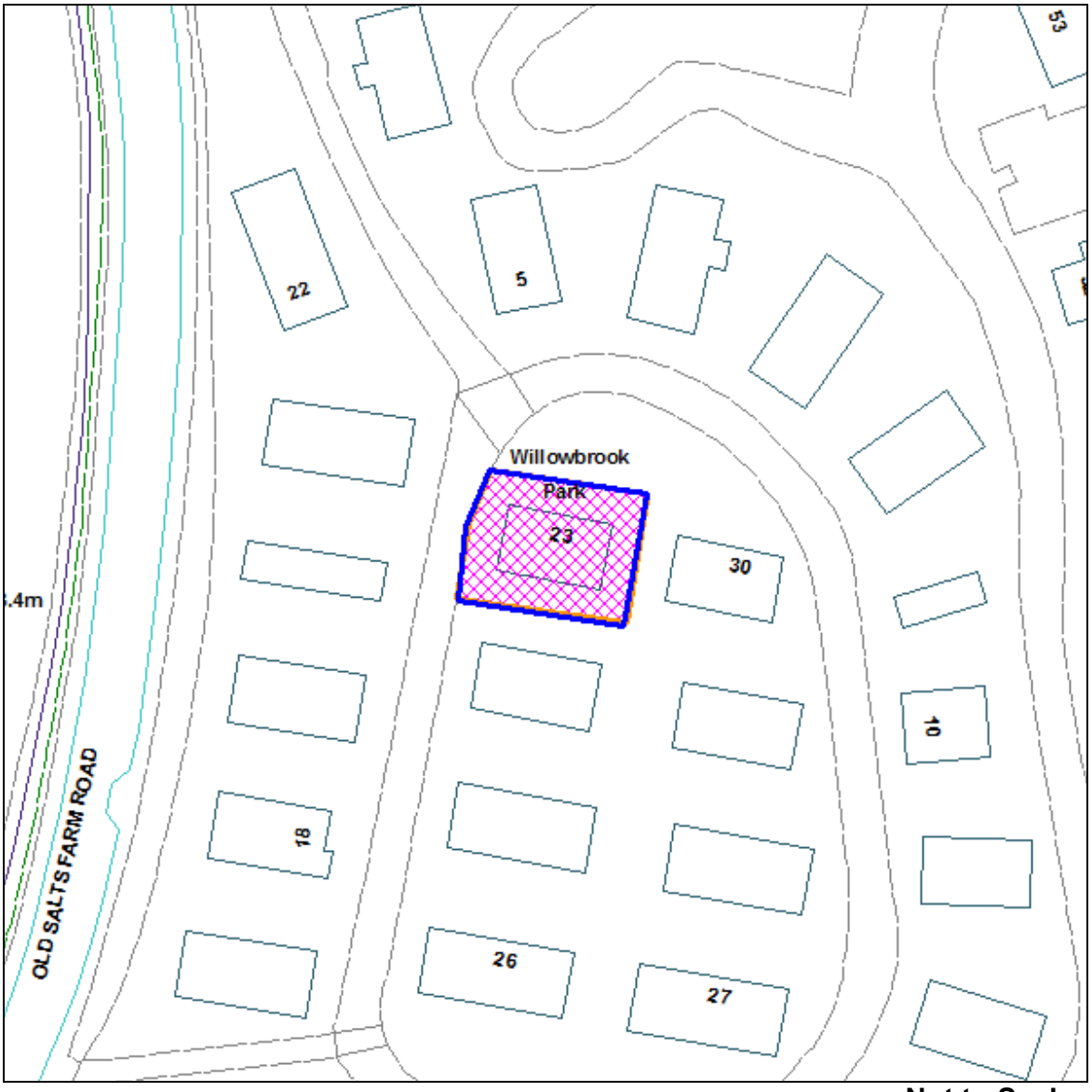
Application Number: AWDM/1531/19 **Recommendation – APPROVE**

Site: **23 Willowbrook Park, Old Salts Farm Road, Lancing, BN15 8JJ**

Proposal: **Remove existing platform and steps adjacent to south elevation entrance door and replace with new platform and seven shallow steps with handrail.**

Applicant: Ms Jacqueline Hartley **Ward:** Widewater

Case Officer: Eve Hearsey



Not to Scale

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This application is presented to the Committee as it has been submitted by Adur District Council with regard to a Disabled Facilities Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to remove the existing two way steps and platform to the entrance door on the south elevation of the property and replace with shallower steps and handrail to the entrance door. The new steps and handrail will cover a further distance than the existing being some 6.6m in length from front to back, and have an overall width of some 1.3m

Relevant Planning History:

None relevant to the determination of the application

Consultations:

None undertaken

Representations:

Lancing Parish Council: No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The existing steps are located on the south side of the mobile home and are two way from the entrance door. The replacement steps will do the same, the difference between them being that the new steps are much shallower in tread, and in consequence will take up more space. From front to back it will be approx. 6.6m in length. However, it will not protrude in front of or behind the existing mobile home.

Visually, the steps and railings will not be out of keeping with the area, and thereby will not harm the character of the locality.

Residential amenity

It is not considered that the shallow steps, ramp, platform and railings will have any material effect on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

11th November 2019