Development Management - Delegated Officer Report

Application Number: AWDM/1731/23 Recommendation – APPROVE

Site: 1 Cherry Tree Lodge, Boundstone Lane, Lancing, BN15 9QH

Proposal: Replace the existing front door with one having a level access threshold and provide a modular platform and ramp to allow wheelchair access into and out of the property.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Cherry Tree Lodge comprises 3no. two storey blocks of flats. The area outside of the flats is open with no boundary treatment to the front facing Boundstone Lane, or side facing Elmstone Close.

The application property is on the block next to the side street Elmstone Close, with the access into the property from the rear of the blocks, looking over the car parking area to the flats.

The street scene comprises includes a mix of housing, with bungalows and two storey plus the blocks of flats. The buildings are in detached, semi-detached and terraced form.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Replace the existing front door to the flat;
- Provide a flat platform to the front of the entrance door measuring 1.5m x 400mm;
- Provide a slope from the platform towards a further level platform;
- Provide another level platform measuring 1.5m x 2.5m; and
- Provide further slope from the larger platform;
- Provide railings around platforms and slopes.

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The platform and slope will be provided for a wheelchair user, to enable easier access into/out of the property.

The height of the built up platforms and associated railings will be approx. 1m, and it protrude forward from the entrance door of no. 1 by approx. 4.6m.

The second platform will allow a 180º turn for the user to continue level ground. Also, this turn will contain the ramp and railings within the building envelope and thereby not protruding out beyond the building. The ramp and railings will thereby be a tidy form of development, and will also not be visually intrusive.

The platform, ramp and railings will still be seen from outside of the site, but it will be a compact structure, and, its purpose to provide assistance to a wheelchair user, is considered to outweigh the minimal visual impact of the overall structure within the streetscene.

Recommendation:

APPROVE subject to the following condition(s)

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: 26.01.2024

Authorised by: Peter Barnett Date: 26 January 2024