Development Management - Delegated Officer Report

Application Number: AWDM/1180/23 Recommendation – APPROVE

Site: 24 Boundary Road, Lancing, BN15 8NE

Proposal: Construct a platform and ramp at the front entrance door to provide wheelchair access.

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:

The property is a detached, hipped roof bungalow positioned on the northeast side of Boundary Road. The street scene comprises predominantly semi-detached bungalows. Many of the properties in the street have undergone extensions of some form, including dormers. There are a mix of two storey dwellings and bungalows at the road across the top of Boundary Road, namely West Way.

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

Proposal:

Permission is sought to:-

- Provide a flat platform to the front of the entrance door;
- Provide a slope from the platform towards the front boundary of the dwelling;
- Provide 900mm high rail either side of the slope

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 dwellinghouse.

The height of the built up platform and associated railings will be approx. 1m, and it protrude forward from the entrance door by approx. 1.5m. The ramp and railing will protrude forward by approx. an additional 3.4m, both of which combine to an overall depth of approx. 4.9m.

This addition onto the front of the property will be seen from outside of the site, however, its purpose is to provide assistance to a wheelchair user, and this 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
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.10.2023

Authorised by: Peter Barnett Date: 18 October 2023