Expiry Date - 27/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1008/24 Recommendation – APPROVE

Site: 9 Parkfield Court Worthing West Sussex BN13 1EW

Proposal: Proposed ramp access with handrails to the front door

Date of site visit: 02/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Parkfield Court towards the rear of the cul-de-sac. The property comprises a self-contained ground-floor flat within a two-storey semi-detached building, No. 10 occupies the first-floor of the building. The application property reflects the prevailing character and type of property along Parkfield Court, of which are brick built with gable roofs and white UPVC openings. Buildings are set-back behind low brick walls with separate accesses leading to the respective entrance doors to flats. The remainder of the front garden spaces are hardstanding for the most-part with some shrubberies present. In the case for the application property, the pathway to the entrance door is linear.

The property is not a listed building or located within a Conservation Area and there are no protected trees on site.

Proposal

Permission is sought to install an access ramp with platform and railings to extend from the existing opening with the public realm. This would serve and provide level access to the front entrance door.

The ramp and platform would be concrete, enclosed within brick upstands and 900mm railings with a secondary rail at mid-height. The railings would be Kee Klamp and finished in black powder coating.

A replacement UPVC front entrance door with level threshold would be installed.

Relevant Planning History:

Permission granted at No.5 Parkfield Court to construct a platform, ramp and step at the front entrance door leading directly to the public footpath, and

create a corresponding opening in the west boundary wall under AWDM/2092/21, decision issued 05 Jan 2022.

Consultations:

Public Sector Housing: No objections.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM1 (Housing Mix)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The formation of the ramp and platform would replace an already existing hardstanding and would therefore have a negligible impact. The railings would perhaps represent an unsightly form of infrastructure in a readily visible position in the context of the street scene, however, significant weight must be applied to the nature of this application which seeks to adapt the property to meet the needs of a disabled person. Weight is also attached to the fact that the nearby neighbour at No. 5 Parkfield Court, whose property appears to be a carbon copy of the application property, has already achieved a near-identical linear ramp and platform with railings finished in black powder coating.

The replacement door would be of the same colour, size, and design and would not have a harmful impact on the appearance of the existing building nor the street scene.

In view of the above, it is considered that the proposed works to facilitate disabled access would outweigh any resulting harm to visual amenity.

Residential Amenity

The development would pose an alteration when viewed from some neighbours' windows owing to the open nature of the street scene, however,

this is not considered to give rise to a materially harmful effect in view of the practical purposes and minor nature of the development, and the relationship with neighbouring buildings. The works would not compromise other neighbours' abilities to access their respective properties.

Weight is applied to the fact that the proposal would improve the living conditions of the applicant.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives

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: Jason Albon Date: 26.09.2024

Authorised by: Jo Morin Date: 26.09.2024