Development Management - Delegated Officer Report

Application Number: AWDM/1739/19 Recommendation – APPROVE

Site: 41 Hillside Road, Sompting, Lancing

Proposal New ramp, platform, steps and handrail at the front of the property.

Site visit: 16.09.19

Proposal, Site and Surroundings:

The proposal seeks permission to provide a low ramp, including a flat platform area, from the front door of the existing bungalow across the property frontage onto the driveway to the side of the bungalow. There is an existing low level wall enclosing the area outside the front door, this is to be extended and continue at the same height along the front of the bungalow. Consent was granted in October 2019 for these works under AWDM/1320/19.

A revised application has been submitted to show in addition to the previously approved works the addition of steps and a handrail to the property frontage.

The application site relates to a chalet bungalow, located in north Sompting, a residential area of similar style dwellings.

Consultations: None undertaken

Sompting Parish Council: - No objection

Representations: None

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)

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 flats and its surroundings.

Visual amenity

The proposed ramp from the front door to the driveway will be very shallow, and it would be purely to provide an incline to meet the level of the driveway to provide

access for wheelchair use. The ramp and platform will be screened from the road by the front wall /upstand at 700 mm in height which is a continuation of the existing upstand at the front of the house.

The additional of the hand rail and steps will be a feature which will be nearer to the highway and clearly visible within the street scene. Yet in this case will not result in any significant detriment which would warrant a refusal.

As was previously the case in the original proposal the works will not compromise the visual amenities of the locality, they will not be dominant within the street scene and are therefore acceptable.

Residential amenity

It is not considered that the access ramp and additional railings and steps 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

Case Officer: - Hannah Barker Date 5th December 2019

Signed: Peter Barnett Date: 5 December 2019