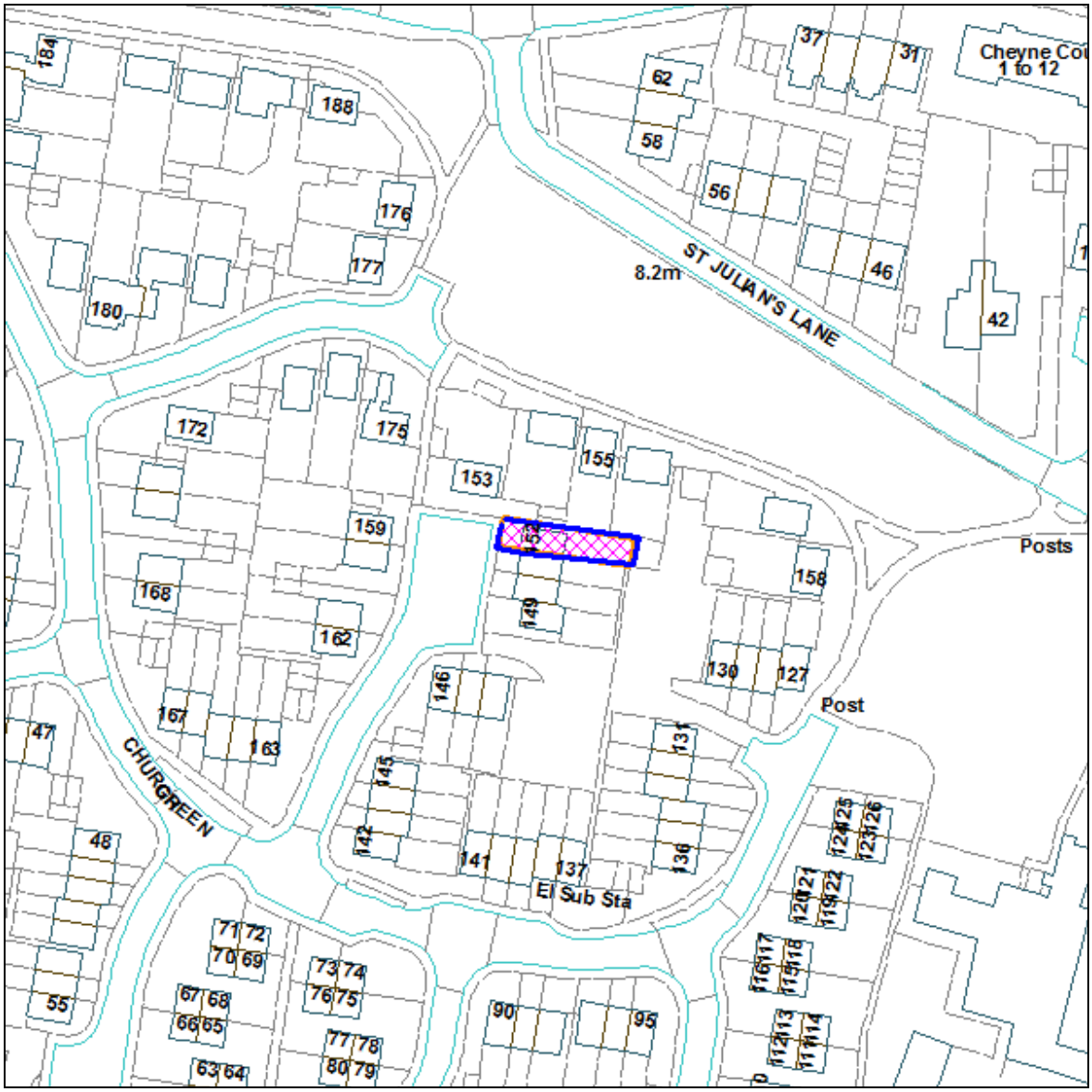
Application Number: AWDM/0213/19 **Recommendation – APPROVE**

Site: **152 Church Green, Shoreham-by-Sea, BN43 6JW**

Proposal: **Proposed modular platform and ramp with handrails to front (west) elevation**

Applicant: Mrs Betty Hedges Ward: Southwick Green
Case Officer: Eve Hearsey



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright License number LA100024321

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

Proposal, Site and Surroundings:

The proposal seeks permission to provide a modular ramp with a platform directly from the front door down to the pedestrian footpath. The ramp will be made from powder coated steel. The modular platform and ramp requires no ground works and has a slip resistant surface.

Relevant Planning History: None

Consultations: None undertaken

Relevant Planning Policies and Guidance

Adur Local Plan 2017
'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 proposed platform and ramp will be put into position forward of the front door to allow a wheelchair user to gain access to the pavement area, which is slightly lower

than the entrance door. The entrance door will be changed and will have a level threshold suitable for wheelchair use.

The ramp will be noticeable within the street scene, but it is not considered to result in unacceptable visual harm to the amenities of the area.

Other than a side boundary between no. 152 and its direct neighbour no. 151, there is no boundary treatment to the front of the property, however, the ramp will be within the confines of the curtilage of the residential property and will not protrude out onto the public pavement area.

Residential amenity

It is not considered that the modular ramp and rails 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 March 2019