Expiry Date - 09/03/2015

Development Control – Delegated Officer Report

Application Number: AWDM/0001/15 Recommendation – APPROVE

Site: 109 North Farm Road Lancing West Sussex BN15 9BZ

Proposal: Disabled ramp with hand guard rails to west elevation.

Date of site visit: 15/1/15

Neighbours checked: Y/N

Additional neighbour notifications: Y/N

Proposal, Site and Surroundings

The application property is a semi detached bungalow on the north side of the road. It has a temporary ramp at the west side.

The proposal is to install a disabled access ramp to the west side of the property to enabled wheelchair access.

The ramp would come forward of the dwelling frontage and would measure 6.6m in length x 1.4m in overall maximum railing height x 1.2m width. There would be steps to the rear. The materials would comprise concrete and brick sides for the ramp and hand railings. Whilst no material is specified for the railings in the application, it is considered that they will be of metal and that any other material would be of no particular adverse impact.

Relevant site history

None

Consultations

Lancing Parish Council – no objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

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Planning Assessment

Principle

The proposal would be of benefit to disabled residents and can therefore be supported in principle. The main issues are visual amenity and residential amenity.

Visual amenity

The proposal will be of modest proportions and through visibility by virtue of its open construction. The materials would be typical of this form of facility and there would be no overall adverse impact on either the design of the dwelling that the ramp and railings will serve or the street scene. There would be a benefit in terms of the removal of the current temporary ramp and hand rails which are not of solid construction or good design.

Residential amenity

The use of the ramp will not imply any significant change in terms of any effects upon the living conditions of the neighbouring property to the west at no 107which dwelling is set at an angle from no. 109.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans: location plan, block plan and drawing nos. 1331/791-03, 1331/791-04, 1331/791-05 and 1331/791/-06 received12/1/15.

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

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.

Case Officer: L Simmons Date: 5/2/15

Authorised by: J Morin Date: 23.02.2015

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