Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/1071/25 **Recommendation – APPROVE**

Site: **3 Culver Court, Culver Road, Lancing, BN15 9BF**

Proposal: **Remove the existing living room window and install a window door set. Construct a platform and ramp to provide wheelchair access into and out of the property.**

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

Culver Court is off Culver Road, and lies in an east to west position. The property is a two storey block of flats. Parking lies directly to the front (north) of the flats, to Culver Road, and a car park is located directly to the side and rear (west and south) to Penstone Park, of the flats.

The application flat is on the ground floor west section of the block.

The property is located within the town centre of Lancing with the shopping area to the east of the flats. The remaining locality is predominantly residential.

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

Proposal

The application proposes to:-

- Remove existing ground floor window to the south;
- Replace with full height glazed door and side window;
- Construct a platform outside of the new glazed door;
- Construct a ramp off the rear side of the level platform;
- Construct a level platform to the base of the new ramp;
- Construct new paving from level platform through to existing path at the front (north) of the block;
- Erect handrail along the outside edge of the all the above until the new paving.

Relevant Planning History: None.

Consultations: WSP – Sustainable Water Management:

Expiry Date:

Following review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Representations: Lancing Parish Council: Support

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the provision of the level platform and ramp with balustrading within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The new door in lieu of the existing window will not be of the same design as others within the block, but it is on the rear elevation and will be largely screened by the rear boundary wall from the car parking area abutting the rear and side of the property. Therefore it is not considered to result in any material harm to the visual amenities of the locality.

The proposed level platform and ramp together with balustrading from the rear and leading along the side to the front of the property, will not be readily viewed from the street, and they will be providing an easier access into the property for someone with mobility issues, which is considered essential.

The level platform and room together with the balustrading will not materially compromise the visual amenities of the area, or result in a material loss of residential amenities for neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1 Approved without amendment

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

Expiry Date:

Case Officer: Eve Hearsey Date: 23.10.2025

Authorised by: Peter Barnett Date: 23 October 2025