Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0039/25 Recommendation – APPROVE

Site: 22 Addison Close, Lancing, BN15 9TD

Proposal: Construction of steps at the front 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

The application site is located on the south west side of Addison Close which is a cul-de-sac. The property is an end of terrace, two storey dwelling situated at the cul-de-sac end of the Close. The properties within the estate are of a similar design and most have dark wood fenestration and doors.

The application site has parking spaces either side of the property, relating to the neighbouring properties as well. There is a long grass middle section to the front of the house, with a concrete path within the grass strip, leading to the front door.

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

Proposal

The application proposes to:-

- Provide 3no. shallow steps, each 600mm deep x approx. 900mm wide from approx. 2m forward of the front door;
- Provide balustrading either side of the steps from the house to a little to the front of the steps.

Relevant Planning History: None.

Consultations: None

Representations: None received

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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 steps and 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 proposed steps and balustrading will be viewed from the street, however they will be providing an easier access into the house for someone with mobility issues, which is essential for the user.

Whilst the steps and balustrade will be viewed they do not materially compromise the visual amenities of the area, or result in a 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

Case Officer: Eve Hearsey Date: 07.03. 2025

Authorised by: Peter Barnett Date: 10 March 2025