Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0610/25 **Recommendation – APPROVE**

Site: **22 Nursery Close, Shoreham-by-Sea, BN43 6GJ**

Proposal: **Construct a platform and ramp to provide wheelchair access between the house and the public footpath.**

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 north side of the south arm of the double cul-de-sac Nursery Close, Shoreham and is a hipped roof, semi-detached bungalow. The Close comprises predominantly semi-detached bungalows, although there are a few two storey dwellings also.

The semi-detached bungalow, the subject of this application, has the entrance door to the front, and steps leading up to the door. There is a low wall around the property to the front, and has a vehicular access and driveway to the side.

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

Proposal

The application proposes to:-

- Create a low platform to the front of the entrance door;
- Either side of the level platform have a step to the ground level;
- To the front of the level platform create a ramp with a maximum gradient of 1:20 which leads to the front gate/pavement;
- Provide handrails to both sides of ramp.

Relevant Planning History: None.

Consultations: None

Representations: None received

Expiry Date:

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 proposed level platform and ramp to the front of the entrance door, together with balustrading either side of the ramp, will be viewed from the street, however they will be providing an easier access into the house for someone with mobility issues, which is considered essential.

Whilst the steps and balustrade will be viewed they do 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

Case Officer: Eve Hearsey Date: 04.07.2025

Authorised by: Peter Barnett Date: 7 July 2025