Expiry Date - 19/07/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0180/10** **Recommendation – Permit Application**

**Site:** **86 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HS**

**Proposal:** **Proposed raised platform and steps to rear access**

## The Application

The application property is a semi detached bungalow located on the south side of Greenways Crescent at the top of the loop. It is proposed to construct a level landing outside the kitchen door at the rear of the dwelling, measuring 0.9m by 1.4m in area. It will be raised above ground level by 0.5m with three steps leading down to the garden. A handrail is to be provided along the side of the steps and landing. The work is for the benefit of a disabled person. Permission is required by virtue of forming a raised platform over 0.3m in height.

## Consultations and Representations

### Consultations/Comments

None

### Third Parties

No representations received

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

## Planning Assessment

### Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

**Visual amenity and character**

The proposal is at the rear of the dwelling and will be not be visible from public views. It is a minor alteration which does not harm the character or appearance of the dwelling.

**Residential amenity**

The raised platform and steps will not result in any overlooking or loss of privacy to the attached neighbour. The dwelling is well screened and the height of the platform, being only 0.5m high and positioned away from the shared boundary, will not cause any loss of amenity.

**Recommendation**

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 24 May 2010:
   Location Plan, Block Plan and 'Rear Elevation and Ground Floor Plan' (drawing no. DFG/408/8313/1)
   Reason– For the avoidance of doubt and in the interests of proper planning

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Case Officer Peter Barnett

Date 24 June 2010