Expiry Date - 15/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0172/10 **Recommendation – Permit Application**

Site: **Chesham House 124 South Street Lancing West Sussex**

Proposal: **Modification of wall with handrail/balustrade on access ramp on south/east side**

The Application

The application relates to a 1960's two-storey pitched roof building located on the west side of the road. The entire ground floor of the building is comprised of the Woman's Royal Voluntary Service, with a community hall, offices, café and other ancillary rooms all accessed from a covered entrance on the east side of the building adjacent to the road. The covered entrance also serves as access to two flats at first floor level. The eastern side entrance has a 1.5m high boundary wall to the road and part of the vehicular access to the south.

The proposals are to demolish the top of the side wall and replacing it with a 0.7m high railing to the whole of the pedestrian entrance ramp to the south and east of the building. The resultant boundary would be 1.8m in height.

Consultations and Representations

Consultations/Comments

Lancing Parish Council: No objections.

Third Parties: No objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS5
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development will normally be permitted within the built-up area boundary subject to other policies in the Plan and to it not detracting from the existing local urban environment. Policy ACS5 states that proposals to develop, extend or improve community facilities within the built up area will be permitted, subject to other Local Plan policies.

Visual amenity
The proposals would result in the loss of a 1.5m high wall that is directly adjacent to the existing footpath. The replacement railings would be far less imposing and it is considered that they would represent an improvement to the appearance of the building.

Residential amenity
The increase in length of the railings along the south side of the building would ensure that there would be an adequate length of hand rail for those who need help with the access ramp. The proposals would not have a detrimental effect to the residential amenity of the surrounding area.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; 52118/5 proposed elevations; and 52118/8 proposed ground floor plan, date stamped received 20 May 2010, and the typical handrail detail 52118/8 date stamped received 08 July 2010
Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone

Date 08/07/10

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