Development Control – Delegated Officer Report

Application Number: AWDM/1583/17 Recommendation – APPROVE

Site: 29 The Tynings, Lancing, BN15 8PW

Proposal: Construction of platform, steps and handrail to front entrance

Date of site visit: 23.11.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two bed end of terrace dwelling with the side flank wall of and side boundary wall of the neighbouring property at no. 30 forming an enclosure to the front side of the application site. There is a green square area to the front of the dwelling. The property is located within a cul-de-sac.

The application seeks permission for a platform (steps) and railings to go from the front entrance door and to follow the existing path to the pavement.

Consultations: None

Representations: Lancing Parish Council : No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016 : Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would provide a supported entrance ramp/steps to the dwelling. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The ramp and railings will be set over the existing path from close to the pavement area to the entrance door and will be positioned near to the side flank wall of the dwelling next door (no. 30). It will have minimum impact on the street scene.

Residential Amenity

The positioning of the railings and steps is off the boundary with the neighbouring property no. 28 and follows the existing path to the front door of no. 29 and thereby it is not considered to adversely affect the neighbour. The other neighbouring property no. 30 has no windows in its side elevation to view the proposal, and thereby will not be affected be the proposal, and it is considered that the use of the ramp will not be materially different to the access into the application site than currently exists, and thereby will not have an unacceptable impact onto the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.12.2017

Authorised by: Peter Barnett Date: 4 December 2017