Expiry Date - 18/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0792/25 **Recommendation – APPROVE**

Site: **5 Frampton Court Mulberry Lane Worthing West Sussex**

Proposal: **Construct a platform and ramp to provide wheelchair access, replacement windows/doors.**

Date of site visit: 24/07/25

Neighbours checked: Y - Site notice displayed

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Mulberry Lane within a predominantly residential area to the north of 'The Mulberry' Medium Scale Local Shopping Centre. The property comprises a purpose built 5 storey block of flats with brick elevations, balconies, UPVC windows and a flat roof. The application relates to Flat 5 located on the ground floor at the front of the building. The block is set back from the road behind a flint wall and communal gardens with pedestrian access from Mulberry Lane.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the construction of a platform and ramp and replacement windows/doors to provide wheelchair access for the occupant.

A platform of approximately 2.5m x 1.9m would be constructed outside the existing patio door to flat 5. A ramp would be formed from this platform to join up with the existing footpath across the communal gardens at the front of the site. The ramp would have a maximum gradient of 1:15. The platform and ramp would be finished in bricks to closely match the existing building and slip resistant pavers. Tubular rails would be fitted to all free edges of the ramp and platform at a height of 900mm with secondary rail below. The handrails would be powder coated black.

The existing door and windows out on to the patio would be replaced in a similar style, in white UPVC with a wheelchair accessible threshold.

Relevant Planning History:

None relevant

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Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed ramp would be visible from the road due to its location at the front of the building but would be set back and close to the building. Although visible, the development would not appear out of character with the domestic use and appearance of the flats or appear dominant or intrusive in the street scene.

The proposal is of standard form, design and materials for this type of development and is required to facilitate wheelchair access to the property. The proposed ramp is considered to be a necessary addition to the property and would not have any significant adverse impact on the appearance of the block of flats, the character of the street scene or the visual amenities of the locality.

Residential Amenity

The proposal would significantly benefit the occupant of Flat 5 providing ramped access to their flat. The addition of a ramp and handrails in this position would not have any detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching bricks for platform and ramp

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Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett Date: 15/08/25

Authorised by: Louise Prew Date: 15/08/2025