Development Control - Delegated Report

Application Number: AWDM/1639/19 **Recommendation – APPROVE**

Site: **3 Osborne Close, Sompting, BN15 9UZ**

Proposal: **New steps and handrail at front of property (west elevation).**

Proposal, Site and Surroundings:

The proposal seeks permission to provide shallow steps with an associated handrail, to the entrance door of no. 3 Osborne Close, which will protrude out from the door a distance of some 1.8m.

The proposal will also see the repositioning of the front door to be at a higher position than currently existing, by approx. 260mm.

No. 3 Osborne Close is a semi-detached bungalow, and the street is characterized by predominantly semi-detached bungalows, however, there is a group of two storey terraced dwellings at the cul-de-sac end of the close. No. 3 is positioned at the north-east side of Osborne Close

Relevant Planning History:

None relevant to the determination of the application

Consultations: None

Representations: Sompting Parish Council:
Customer made comments in Support of the Planning Application.

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policies 1, 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposal will provide a set of shallow steps and associated handrail, leading to the front door and starting approx. 1.8m from the front door.

The front door itself will be raised in height from its current position by approx. 260mm above ground level. The reason for the increase in level for the door is to match the internal floor level as the internal porch floor level is currently lower than the house floor level.

The house floor; the internal porch; the front door threshold; and the new top step level, will be flush once the work is completed.

The new steps and handrail will not result in harm to the visual amenities of the street scene.

Residential amenity

It is not considered that the steps and handrail will have any material effect on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Case Officer: Eve Hearsey Date: 18 November 2019

Authorised by: Peter Barnett Date: 18 November 2019