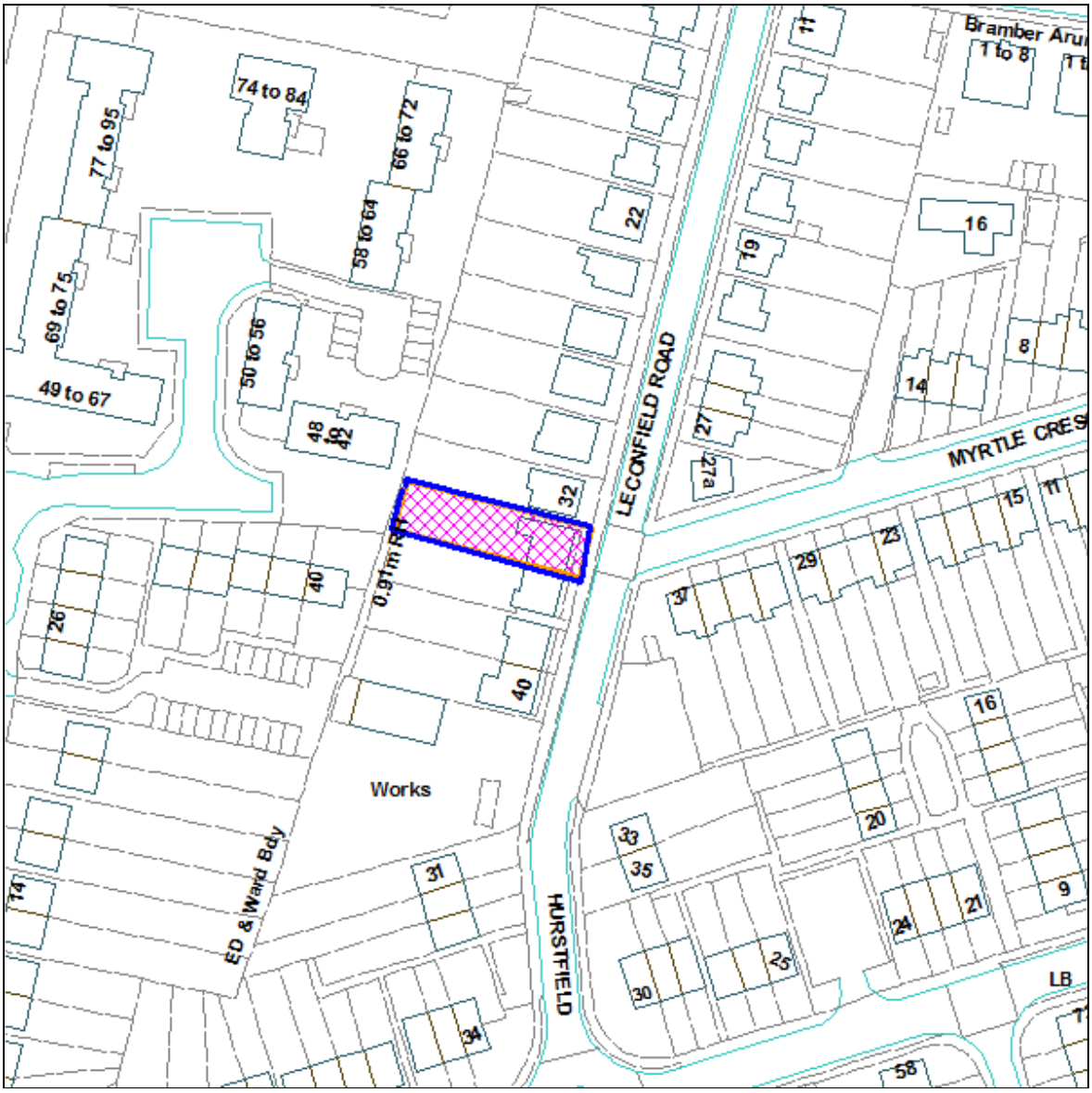
Application Number: AWDM/0125/19 **Recommendation – APPROVE**

Site: **34 Leconfield Road, Lancing, BN15 9JB**

Proposal: **Access ramp and platform to front entrance**

Applicant: Mrs Angela Marchant Ward: Churchill
Case Officer: Eve Hearsey



Not to Scale

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This application is presented to the Committee as it has been submitted by Adur District Council with regard to a Home Improvement Assistance Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to provide a ramp with a platform directly from the front door, across the site frontage and then down to the pavement area. The ramp will be positioned within the confines of the existing dwelling. Railings will also be supplied on the outside edges of the ramp

The application site relates to a semi-detached bungalow located on the west side of Leconfield Road, Lancing. Leconfield Road comprises a mix of housing types.

Relevant Planning History: None

Consultations: None undertaken

Representations:

Lancing Parish Council

No comment

Relevant Planning Policies and Guidance

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

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 proposed ramp from the front gate to the platform outside of the front door will not be excessively high; it would be to purely to provide an incline to combat the step up to the front door, for ease of access for wheelchair use.

The ramp and platform together with the railings will be within the confines of the existing dwelling next to the pathway and thereby will not compromise the visual amenities of the locality.

Residential amenity

It is not considered that the access ramp, platform and railings 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

11th March 2019