Development Management - Delegated Officer Report

Application Number: AWDM/2260/21 Recommendation – APPROVE

Site: 56 Parklands, Shoreham-by-Sea, BN43 6NN

Proposal: Create a platform and ramp at the front entrance door and install a scooter store.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Parklands is a series of Closes all named Parklands and is accessed off Wilmot Road in Shoreham. No. 56 is located on the west side of a Close within the Parklands estate and is a two storey, middle of terrace. The front elevation of no. 56 is set behind the frontage of no. 57.

The estate comprises several blocks of two storey terraced dwellings.

Proposal:

The application seeks permission to provide a front facing level platform and associated ramp as access to the property. There will also be a Scooter Store positioned on the front, level platform.

The platform will be across the full width of the property measuring approx. 3.75m wide x 2.5m deep x 300mm high
The ramp will be approx. 1.1m wide x 4.4m long.

The associated handrail to both the platform and the ramp will be 900mm high and will have a secondary rail at mid-height.

Finally there will be a Scooter Store positioned on the new platform which will measure approx. 1.5m long x 1.2m wide x 910mm high.

The materials to be used will be face brick walls and finished with slip resistant concrete pavers. Continuous tubular steel handrails. Scooter store will be constructed in steel and powder coated green.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

Being to the front of the property, the whole development will be readily viewed from the street. However, it is considered that the requirement for the access and egress from the property for persons with restricted mobility issues is of greater importance. The ramp and store are not considered to have an unacceptable visual impact in any event.

Recommendation:

Approve:
Subject to Condition(s):-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.01.2022

Authorised by: Peter Barnett Date: 26 January 2022