Expiry Date - 21/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0826/24 **Recommendation – APPROVE**

Site: **35 Maybridge Crescent Worthing West Sussex BN12 6HG**

Proposal: **Construct a platform and ramp at the front entrance door, to create wheelchair access into and out of the property**

Date of site visit: 15/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the easterly side of Maybridge Crescent to the inside of the road curvature. The property comprises a semi-detached two-storey house with facing brick elevations, a gable roof, and white UPVC openings. The property is set-back a moderate distance from the public realm behind an open frontage and lawn. A hardstanding to the northerly side serves as off-street parking provision for 1No. vehicle. Properties along this side of Maybridge Crescent have a brick-built form where-as to the opposite side properties exhibit a rendered finish. Properties are set-back a consistent distance in relation to the highways in accordance with the road curvature.

Proposal

Permission is sought to install an access ramp with platform and railings to extend approximately 6.2m from the footpath to serve and provide level access to the front access door.

The ramp and platform would be enclosed within face brick dwarf walls and finished with slip resistant concrete pavers. Continuous tubular hand rails would be fitted to both sides of the new platform and ramp with a secondary rail at mid-height.

Relevant Planning History:

Permission granted at attached neighbouring property No. 37 for construction of platform, ramp and hand rails at the front entrance door to provide wheelchair access under AWDM/1509/16, decision issued 15 Nov 2016.

Consultations: None.

Representations: None received.

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Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM1 (Housing Mix)
DM5 (Quality of the Built Environment)

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 open front lawn is reflective of the prevailing character of the street scene and is considered to positively contribute to the visual amenities of the area. Whilst the proposed development would bisect the front lawn and represent an unsightly form of infrastructure, significant weight must be applied to the nature of this application which seeks to adapt the property to meet the needs of a disabled person. Weight is also attached to the fact that the attached neighbour No. 37 Maybridge Crescent, whose property appears to be a mirrored copy of the application property, has achieved what appears to be an identical linear ramp and platform. Thus, a visual balance between the semi-detached pair would be re-created. In any event, there is some variation to the front landscaping of properties along Maybridge Crescent, mostly to create driveways of varying sizes and designs.

In view of the above, it is considered that the proposed works to facilitate disabled access would outweigh any resulting harm to visual amenity.

Residential Amenity

The development would pose an alteration when viewed from some neighbours' windows owing to the open nature of the street scene, however, this is not considered to give rise to a materially harmful effect in view of the practical purposes and minor nature of the development, and the relationship with neighbouring buildings. The works would not compromise other neighbours' abilities to access their respective properties.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 21/08/2024

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives

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: Jason Albon Date: 20.08.2024

Authorised by: Louise Prew Date: 20/08/2024