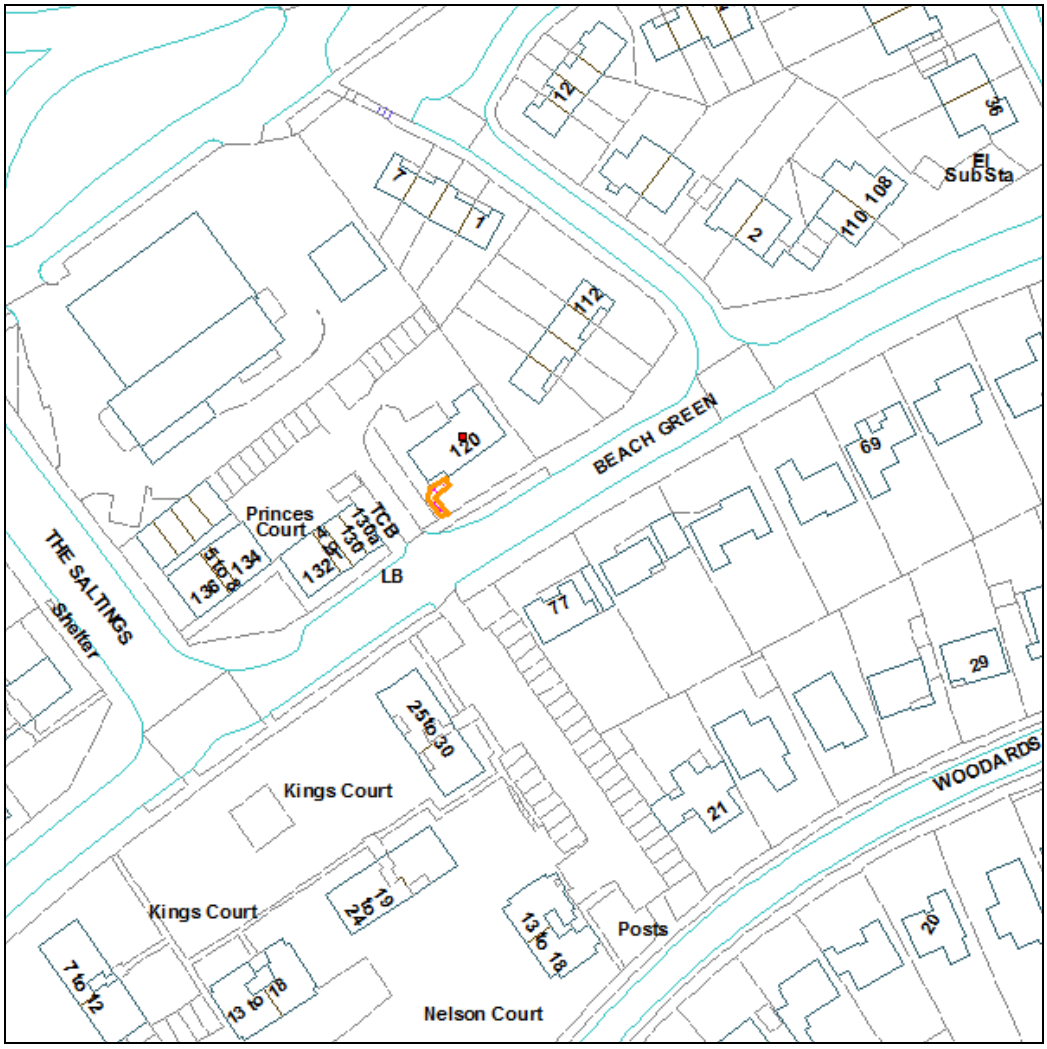
Application Number: AWDM/0716/19 **Recommendation – APPROVE**

Site: **Flat 1, Pebble Lodge, 120 Beach Green, Shoreham-by-Sea, BN43 5YA**

Proposal: **Provision of access ramp to south elevation**

Applicant: Mrs Julie Watson Ward: Marine
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 low ramp, including a flat platform area, from the front of existing patio doors relating to the applicants flat within the block of flats, across the site frontage of the existing amenity area of the applicants flat, and then down to the pavement area. The raised area will be approx. 150mm in height at the existing step to the building and then slowly reduce until it meets the pavement area. The ramp will be positioned within the confines of the existing block of flats.

The application site relates to a three storey block of flats on the Shoreham Beach, located on the north side of Beach Green. The area comprises a mix of housing types.

Relevant Planning History: None

Consultations: None undertaken

Representations: To be reported

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'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 flats and its surroundings.

Visual amenity

The proposed ramp from the patio doors to the pavement area will be very shallow, only approx. 150mm at its highest point and it would be to purely to provide an incline to combat the step up to the specific flat, for ease of access for wheelchair use. An opening will be formed in the existing low front wall.

The ramp will be within the curtilage of the existing block of flats next to the applicants flat and will not compromise the visual amenities of the locality. It will be screened from the west by an existing hedge.

Residential amenity

It is not considered that the access ramp will have any material effect on the residential amenities of neighbouring properties.

Recommendation

To delegate the application to officers to **GRANT** permission subject there being no adverse comments received by the expiry of the consultation period on 7 June.

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3rd June 2019