Development Management – Delegated Report

Application Number: AWDM/0711/16 Recommendation – APPROVE

Site: 92 Grinstead Lane, Lancing, West Sussex

Proposal: Disabled ramp and platform to south side elevation to include erection of new side porch.

Proposal, Site and Surroundings

The application relates to a detached bungalow on the west side of Grinstead Lane close to Crabtree Lane. The bungalow is set back from the highway with a large driveway to the front and large rear garden.

As existing there is a small hipped roof porch to the southern side of the building. The original proposal sought consent for an access ramp with railings with a new entrance to the side adjacent to the existing porch. The applicant advised that this was not what they had applied for and wished to have an improved scheme which incorporated the existing entrance and also gave access to the rear.

The amended plans for consideration here show the demolition and rebuild of the side porch to be enlarged in size extending up to the southern boundary.

The porch is to be of uPVC construction and will be 2.4 metres wide, 1.6 metres in depth with a maximum height with pitched roof up to 2.7 metres. A raised platform is to be built adjacent to the new main entrance which will be to the front elevation of the porch facing the road. This will lead to a ramp with hand rail, 5.9 metres long to the front driveway. Access is also shown through the new porch from the front of the bungalow to lead to the rear. The plans show a platform to the rear of the porch and steps with landing.

Representations

No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed alterations to the building subject to consideration of the impact on the character and appearance of the existing building

and street scene and impact on residential amenity. The applicant has a requirement for disabled access at this property and this is also a material consideration in this case.

Visual amenity

The works to the building are all limited to the southern side of the building. Yet the ramp and the new porch extension will be visible within the street scene. The porch building although larger than the existing porch will be subservient to the main building and in keeping in scale and the use of uPVC is commonplace in residential areas such as this. The ramp will protrude closer to the highway than the front elevation of the bungalow yet due to the large set back from the street this will not be a dominant feature within the street scene. A condition is attached to state that the hand rail should be white in colour to match in with the property frontage being white uPVC windows and porch.

Residential amenity

Due to the porch and the ramp being on the southern side adjacent to the boundary the only neighbouring property impacted in this case is no. 94 Grinstead Lane. This bungalow is close to the boundary yet consideration must be given to the existing main entrance being adjacent to this boundary and the activity relating to this. The porch although being larger and closer to the boundary will not have any significant impact in this case. There will be no overlooking as a condition is imposed below restricting the southern elevation of the porch. The platform and ramp will result in a raised ground level however any over looking or loss of privacy would be to the side of the adjacent bungalow where there are secondary windows and a fence that at present does not offer total screening. On balance the enlarged porch, platform and ramp would not result in such a degree of loss of light, privacy or overbearing impact to warrant a refusal in this case.

Access

The proposed porch with new disabled entrance platforms, and ramp are necessary for the occupier of the property at this time. The new porch is an essential element of this improved access facility.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans
3. The hand rails of the ramp and platform hereby permitted shall be finished in white and shall remain as such at all times.
4. The side (southern) elevation of the porch hereby permitted shall be fitted with a white solid panel or obscure glazing only. With top opening fanlights only at a minimum of 1.7 metres beyond finished floor level.

Informatives

1. The applicant is advised that any guttering relating to the uPVC porch hereby permitted shall be within the boundary of the site and shall not overhang onto the neighbouring property.
2. Proactive

Signed ……Hannah Barker……. Date: -….19th July 2016

Signed……Jo Morin Date 19.07.2-16