Development Control – Delegated Officer Report

Application Number: AWDM/0292/13 **Recommendation – Approve**

Site: **2 Weavers Court, Ropetackle, Shoreham-By-Sea, West Sussex**

Proposal: **Alterations to property to form new external wheelchair entrance and level access ramp.**

Date of site visit: 5th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises of a ground floor flat within the Ropetackle development. There is currently a communal access door to the flats on the east side of the building. Permission is sought to retain this entrance and to create a new entrance adjacent to this door on the northern elevation of the building. This will provide a direct access into the flat for the disabled occupier by replacing the existing kitchen window with a door. The existing ramp to the communal entrance is to be retained with this being extended to facilitate the use of the new entrance.

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

The proposal comprises upgrading of 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 dwelling and its surroundings.

Visual amenity

The existing access to the flats is via a communal car parking area which is accessed from the public highway. The proposed works will therefore not be visible within the street scene. The works will however be visible from the adjacent neighbouring flats within the vicinity of the site. It is not considered that the works will be such to result in any adverse impact on the visual

amenities of this communal area which is for the private use of the occupiers of the flats. There will be some loss of the planted area to the front of the building however this does appear overgrown. A landscaped area will remain to the east of the ramp and this will be replanted.

Residential amenity

It is not considered that the proposed entrance and ramp will result in any loss of light or privacy to any of the adjacent occupiers of the flats. The existing communal entrance will remain and the proposed works will not affect its use. The proposed entrance is for the use of the occupier of 2 Weavers Court only to improve the access to the flat by the current occupier who is a wheelchair user.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. The upgrading of the planting area shown on approved drawing no. 9338/01 received 19th March 2013 shall take place within 1 month of completion of the works to the new entrance and level access ramp.
3. Approved plans: -
   DFG/9338/03 – received 19th March 2013
   DFG/9338/04 – received 19th March 2013
   9338/01 – received 19th March 2013
   9338/02 – received 19th March 2013

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: Hannah Barker Date: 3rd May 2013

Authorised by: Jo Morin Date: 7 May 2013