Development Control – Delegated Officer Report

Application Number: ADC/0444/07 **Recommendation – Permit Application**

Site: **85 The Drive Shoreham-by-Sea West Sussex BN43 5GE**

Proposal: **Formation of new front entrance, alterations to block up existing side entrance to enlarge existing bathroom. Formation of new access path, landing and pedestrian entrance to new front door required under Disabled Facilities Grant (DFG)**

The Application

The application site contains a semi-detached chalet bungalow located on the west side of The Drive, Shoreham-by-Sea. The creation of rooms in the roof of the bungalow was approved by Council in 2003 (SU/91/03/TP).

The current proposal involves internal alterations, relocation of a front door and the creation of a new pedestrian walkway including a disabled access ramp in order to improve accessibility to and within the house for a disabled resident.
Similar semi-detached chalet bungalow development surrounds the site in all directions.

Consultations and Representations

Council has received no representations in relation to the application.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AB 31	(Access for People with Disabilities)

Planning Assessment

The Appearance
Whilst the house will now differ in appearance to other houses in the street by virtue of having a formal pedestrian entrance at the front of the residence as opposed to the side, it is unlikely to have a detrimental impact on the streetscape of the area. A condition of approval requiring the use of complimentary building materials will further ensure that any impact is negligible.
It is also be noted that there exists no alternative means of providing disabled access to the dwelling without disrupting operation of the adjacent driveway, and reducing the number of cars that would be able to park on-site.

Effects on Neighbours
As the structure is low in nature and entirely contained within the boundaries of the plot, it is unlikely to have any impact on neighbouring properties.

Overall the proposal improves the use and accessibility of the building and is considered to be in accordance with Policy AB 31 of the Local Plan.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Approval Timeframe)
2. C12Ei (Match External Materials)

Case Officer: D. Reynolds

Date: 16/8/07 CS 16/8/07