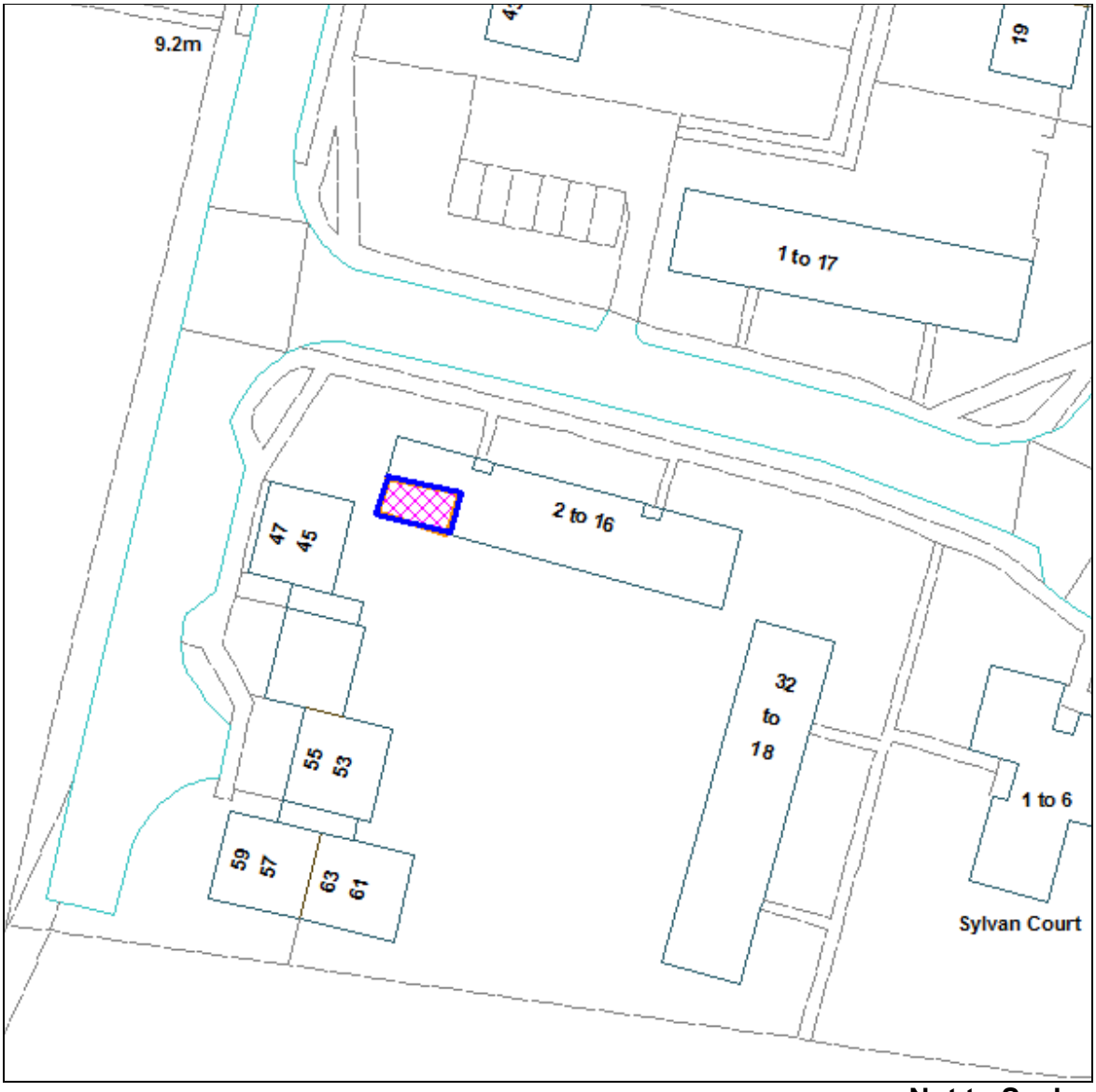
Application Number: AWDM/1482/19 **Recommendation – APPROVE**

Site: **2 Sylvan Road, Sompting**

Proposal: **Provision of access steps and handrail with alterations to existing window to form window and door.**

Applicant: Mr Graham Clark **Ward:** Peverel
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 Disabled Facilities Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to change the existing large window to a window and glazed door on the south west corner of the property. Outside of the new glazed door will be shallow steps and a handrail.

The property is a flat within a two storey block, and the window is to the rear of the block onto a shared amenity area. Another ground floor flat to the east already has a similar provision for wheelchair access.

Relevant Planning History:

None relevant to the determination of the application

Consultations: None undertaken

Representations: Lancing Parish Council

No objection

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 dwelling and its surroundings.

Visual amenity

The proposed new window and glazed door will reflect others within the block and thereby will be in keeping with the visual amenities of the block. This is also true for the provision of the new shallow step and handrail. The new access into the flat will provide an improved pedestrian access to the property.

Residential amenity

It is not considered that the introduction of the replacement window with door and disabled access will have any material effect on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

11th November 2019