Development Management – Delegated Officer Report

Application Number: AWDM/1408/16 Recommendation – APPROVE

Site: 23 Whitelot Way, Southwick, Brighton

Proposal: Replacement step with platform and handrail to front entrance door on south elevation.

Date of site visit: 18.10.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposals

The application site is a detached two storey dwelling on the corner of Whitelot Way and Whitelot Close. The property frontage is onto Whitelot Close, where these is the main entrance with driveway to the site. There is a dwarf wall with low level close boarded fencing to the side and front of the dwelling. The dwelling is within a residential area with detached and semi-detached dwellings and purpose built flatted development.

Consent is sought to alter the existing front entrance to the dwelling. As existing there is a projecting canopy with pillars and front raised platform. A new hand rail and knee rail are proposed across the frontage of the covered porch between the two pillars. The existing front platform is to be raised to be level with the door cill and a full width step is proposed leading from the raised platform to the eastern side of the entrance.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed alterations to facilitate the access needs of the occupier. The main issues to be considered are the impact of the proposals upon the visual and residential amenity of the locality.

Visual Amenity

The proposed increase in height of the existing platform and new step are minor works which will not be visible within the street scene due to the boundary fencing. The hand and knee rail are at a higher level and will be visible however will not be prominent and provided that they are painted white to match the existing canopy there would be no adverse impact. A condition will be attached to ensure that this is the case.

Residential Amenity

The alterations are very minor and set in within the site boundaries. They will not have any impact with regards to residential amenity. There will be not loss of light, privacy or overbearing impact as a result of the development. The main entrance to the building will remain only with the aforementioned modifications.

Recommendation

APPROVE

1. standard time limit
2. Approved plans
3. The hand and knee rail hereby permitted shall be painted/finished in white to match the existing porch canopy. Reason: - In the interests of visual amenity and to accord with Policy AH7 of the Adur District Local Plan.

Informative

1. Proactive statement, no amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 24th October 2016

Authorised by: Jo Morin Date: 25.10.2016