Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0096/25 **Recommendation – APPROVE**

Site: **2 Arun Court, Stoney Lane, Shoreham-by-Sea, BN43 6LZ**

Proposal: **Remove the ground floor lounge window and wall, proposed double glazed rear door and window set. Two lower height steps with galvanised handrail.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the west side of Stoney Lane and is a two storey, pitched roof, block of flats containing 8no. flats, which is positioned sideways to the road. There are several blocks of flats, close to each other and in the area. The blocks vary from two storey, three storey and four storey. Some have pitched roofs others have flat roofs. There is parking for residents in laybys on the street.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to:-

- Remove the existing triple window on the ground floor south elevation
- Cut out part of the wall below the sill height of the window
- Install smaller window into space to left and a glazed door in the space to the right
- Create a low platform and steps down from platform to ground level outside of new door
- Provide handrail to side of platform and steps.

Relevant Planning History: None.

Consultations: None

Representations: None received

Expiry Date: 01st March 2022

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the change of window and the provision of steps and balustrading within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed window/door together with the platform and steps with balustrading will be viewed from the street, however they will be providing an easier access into the house for someone with mobility issues, which is considered essential.

Whilst the steps and balustrade will be viewed they do not materially compromise the visual amenities of the area, or result in a material loss of residential amenities for neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1 Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.04.2025

Authorised by: Peter Barnett Date: 29 April 2025