

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0898/26 **Recommendation:** APPROVE

**Site:** 12A Rosslyn Court, Shoreham-by-Sea, West Sussex

**Proposal:** Construct a platform and ramp adjacent to the communal entrance of flats 12A to 16 to create wheelchair access.

**Date of Site Visit:** No visit use of plans and google maps

**Neighbours Checked:** Y

**Additional neighbour notification:** N

### **Proposal, Site and Surroundings**

The application site is a block of flats within a purpose built development. A number of pitched roof, two storey buildings forming a cul de sac with communal, open plan space to the front with footpaths leading to the entrances to the flats. There are front balconies visible and a central parking area.

Consent is sought to construct a platform and ramp to the front of the entrance to flats 12A to 16. The plans show the ramp and platform along the existing pathway leading to the existing entrance. Railings are proposed either side of the ramp.

### **Consultations:**

**Adur and Worthing Councils:** Environmental Health: - No comment

**Representations:** - None received

### **Relevant Planning Policies**

Adur Local Plan 2017 Policy 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (August 2026)

WSCC Guidance on Parking at New Developments (Sept 2020).

### **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 area.

#### **Visual amenity**

The ramp and railings will be visible within the space to the front of the flats. It is an open plan space with views from front facing flats. It will be a prominent feature, however within the context of the locality and the required need there would be no justification for a refusal in this case.

### **Residential amenity**

The ramp and railings will be visible from adjacent flats. There will however be no harmful loss of light, privacy or overbearing impact in this case.

### **Recommendation**

APPROVE

### **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit

### **Is recommendation contrary to letter(s) of representation N**

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.

Case Officer: Hannah Barker

Date: 15<sup>th</sup> September 2026

Authorised by: Peter Barnett

Date: 15 September 2026