Development Management - Delegated Officer Report

Application Number: AWDM/0117/21 Recommendation – APPROVE

Site: 22 North Farm Road, Lancing, BN15 9BS

Proposal: Construction of steps and handrails to the north elevation.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the south side of North Farm Road in Lancing, and is a semi-detached, two-storey dwelling. The entrance door is raised up from the hardsurfaced drive and has 2no. decreasing in size semi-circular steps leading to the threshold.

Proposal:

The application seeks permission to replace these semi-circular steps with steps in linear form with handrails. The replacement steps will have a long footstep on the levels and a short rise.

The overall measurements of the steps with the handrail will be some 2.5m long x 1.3m wide x 1.3m high

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the

amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The replacement steps with associated handrail will be visually noticeable within the street scene, however, they will not be inappropriate and will benefit the access into and out of the property for the occupier.

They are not considered to result in any material loss of visual amenities or residential amenities to the neighbouring properties or the street scene in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 18.03.2021

Authorised by: Peter Barnett Date: 18/3/21