DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Approve**
AWDM/0517/13

Site: **65 Grinstead Lane**

Proposal: **New ramp/landing and handrails to new entrance on north side of conservatory**

NEIGHBOURS CHECKED: Yes

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): No

PROPOSAL, SITE AND SURROUNDINGS:

The proposal is a disabled access ramp measuring (at max) 1.2 metres in height, 7.4 metres in length, and 1.8 metres in width.

The application property is a detached bungalow with side dormers and front hipped roof extension. It is in an outer residential suburb of Lancing along a reasonably busy road.

RELEVANT PLANNING HISTORY:
None

RELEVANT PLANNING POLICIES:
Adur Local Plan: AG1, AH7
National Planning Policy Framework

CONSULTATION RESPONSES:

Worthing & Adur Councils: *Environmental Health requests precautionary contaminated land condition*

Lancing Parish Council: *No objections*

REPRESENTATIONS RESPONSES
None

PLANNING ASSESSMENT:

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual Amenity

The tree loss to facilitate the ramp's construction is regrettable, but this tree is of limited public amenity value as it is not a striking specimen.

The ramp is set reasonably well off from the public highway behind a solid front boundary wall. It would be a relatively discreet feature and not obtrusive for that reason.

Neighbours

Some additional noise could arise onto the neighbour by having the ramp located at the side. However the majority of it would be positioned at the neighbour's open and public front garden.

When set against existing comings and goings already occurring along the reasonably trafficked road the disturbance generated by this development would not be intrusive.

Contaminated Land

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

RECOMMENDATION:

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the established character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur Local Plan (saved policies) AG1 and AH7.

Subject to Conditions:

1) Standard time limit
2) Approved Plans
3) External materials and finishes of up-stand to match

Informative:

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

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.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign Matthew Porter Date 24-5-2013.

Authorising Officer
Sign: Peter Barnett Date: 27 May 2013