Expiry Date - 12/03/2020

Development Control – Delegated Officer Report

Application Number: AWDM/0048/20 Recommendation – APPROVE

Site: 20 Elizabeth Road Shoreham-By-Sea West Sussex BN43 6YJ

Proposal: Steps and handrail to front entrance East elevation

Date of site visit: 14/02/2020

Site and Surroundings

The site is located on the west side of Elizabeth Road. It is a semi-detached brick built with pebble dash render semi-detached house.

The frontage has a 1m wooden picket fence and a substantial hedge to the front with concrete path and driveway. To the south is a 1m high fence and a slightly taller fence to the north adjoining boundary.

All of the adjoining properties to the site are a continuation of semi-detached properties.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes alterations to the existing steps and provision of hand rails to the front entrance door which faces east. The brick edged steps would be 900mm x 750mm each with a height of no more than 105mm with a tubular steel handrail of 1m high dropping to 900mm attached to the outside wall of the property. The handrail to extend from front wall by 1.7m.

Relevant Planning History:

None

Consultations:

Representations:

None received

Relevant Planning Policies

Adur Local Plan: Policy 15
National Planning Policy Framework 2019
National Planning Practice Guidance

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Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The frontage of the building, with its picket fencing, is easily visible in the street scene from the front elevation. The steps and handrail are positioned to the front (west) elevation access. The step and handrails are therefore visible from the street scene.

The steps (900mm x 750mm) is sited directly outside the entrance door onto the existing hard surfaced footpath on the site to the front door and improve access.

Residential Amenity

It is not considered that the access ramp, platform and railings will have any materially harmful effect on the residential amenities of neighbouring properties.

The works are therefore considered acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit

Informative

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: Elaine Rousseau Date: 03/03/2020

Authorised by: Peter Barnett Date: 4 March 2020