Development Management - Delegated Officer Report

Application Number: **AWDM/1759/15**

Recommendation – Approve

Site: 3 Summersdeane, Southwick

Proposal: Demolition of existing steps and construction of platform and shallow steps and galvanised tubular hand rails.

Date of site visit: 4 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached property that is divided into two flats located on the north side of Summersdeane. The site has an elevated position, with ground levels approximately 1 metre higher than at street level. There are steps providing pedestrian access to the site with black painted handrails at present. There is also a step to enter the front doors of either flat 3 or 3a. This is a predominantly residential area comprising of similar dwellings in the immediate vicinity of the site.

Permission is sought for new steps to replace the existing steps to the site frontage and to the side entrance to door to flat 3. The steps would have a shallower gradient to the existing steps and new handrails would be installed to both sets of steps.

Relevant site history
None relevant

Consultations
None

Representations
One representation received from the occupier of flat 3a raising concern about the loss of the gate and objecting to the proposal on the grounds of having to walk up to the applicants property to access their own flat and that that the stairs to the front door would ruin the aesthetics of the building and encroach onto the garden path.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The comments raised in the representation are noted. However, the occupier of flat 3 would only need to use the steps in front of the building, as they would at present, and although the shallow gradient stepped access would cover a longer area (4.5 metres) this would be along the length of the existing garden path and the occupants of 3a would still be able to access their front door and front garden without having to continue towards the second set of steps near the applicants front door. There would be no significant harm caused to residential amenity as a result of the proposals.

Visual amenity
The applicant has agreed to paint the handrails black as per the existing handrails. Design and impact on the visual amenities of the site and surrounding area are considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Handrails to be painted black.
3. Matching materials
4. Permission relates to approved plans:
   Unnumbered site location plan deposited 2 December 2015
   Unnumbered block plan deposited 2 December 2015
   Drawing number 3/SUM/01 entitled 'Access alterations – as existing' deposited 2 December 2015
   Drawing number 3/SUM/02 entitled 'Access alterations – as proposed' deposited 2 December 2015
   Drawing number 3/SUM/03 entitled 'Elevations - existing and proposed' deposited 2 December 2015

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.

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

Case Officer: Rebekah Smith Date: 19 January 2016

Authorised by: Peter Barnett Date: 19 January 2016