Development Control – Delegated Officer Report

Application Number: AWDM/1251/18 Recommendation – APPROVE

Site: 117 Crown Road, Shoreham-by-Sea, BN43 6GD

Proposal: Disabled access ramp to front entrance door to south.

Date of site visit: 30.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is a semi-detached bungalow with a front garden area which is a mixture of paving and plants. There is an existing vehicular access and tarmac drive.

The street scene is characterized by bungalows and predominantly semi-detached bungalows.

The proposal seeks permission for the provision of a disabled access ramp to the front of the entrance door of the property.

It will have a level platform area directly to the front of the entrance door and the ramp will come off of the platform and slope down towards the front garden wall. Its length is some 4m from the platform and be approx. 1m wide. A safety handrail will be positioned either side of the ramp, which will terminate 300mm to the front of the slope. The gap between the front of the handrails and the front boundary wall, will be some 1.45m

The gradient of the slope will be 1:12 which will make the highest part of the slope, when it joins the flat platform directly outside of the entrance door, 330mm high.

There will also be a set of steps leading from the side driveway up to the level platform, measuring approx. 2.5m in length. These steps will also have a handrail to the open side.

Relevant Planning History: None

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)

National Planning Practice Guidance (2018)

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality, together with the character of the area.

Visual Amenity

The ramp will serve the occupier of the property who is wheelchair bound, and without the aid of the ramp is unable to leave the bungalow.

The ramp itself will be visible from the street, but its construction is of a simple design which will not cause any unacceptable visual impact on the character and appearance of the locality.

Residential Amenity

The neighbouring properties no's 115 and 119 will be the most affected by the proposal as they would be able to view the ramp. But the fact that they can view it does not mean that it will demonstrably affect their existing residential amenities.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.09.2018

Authorised by: Peter Barnett Date: 17 September 2018