Development Control – Delegated Officer Report

Application Number: AWDM/0626/16 Recommendation – APPROVE

Site: Block 89 – 94 Mill Field

Proposal: Replacement steps with handrail to rear communal entrance door on east elevation

Date of site visit: 13.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates a 3 storey block of flats within a group of 4 no. blocks of flats. The street in question is Mill Field, which is accessed off Rectory Farm Road. Mill Field is a cul-de-sac, and the block in question lies at the east end of cul-de-sac section.

Proposal

Planning permission is sought to replace the existing 1no. step to 2no. steps and to attach a set of handrails off the existing communal entrance door. The door is located at the back of the block, which appears to be the utility area, with washing lines and sheds.

Consultations:

Southern Water: No objections

Representations:

Sompting Parish Council: Support

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed change in the step together with the addition of the handrail which would facilitate the improved use by persons in need of assistance. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed change of the step to 2 no.in lieu of the 1 no. and the addition of the handrail will not compromise the building or area in any way. The step and handrail will be on the rear of the building, generally out of the line of sight of the locality.

Residential Amenity

The replacement step and new handrail will have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit

Informative

Standard informative approved without amendment

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

Case Officer: Eve Hearsey Date: 15.06.2016
Authorised by: Jo Morin Date: 16.06.2016