Development Management - Delegated Officer Report

Application Number: AWDM/1335/18 Recommendation – APPROVE

Site: 16 St Richards Road, Southwick, Brighton

Proposal: Platform and ramp with handrails to front entrance

Date of site visit: 18.09.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a mid terrace two storey property within a street of similar in the built up area of Southwick. Consent is sought for a raised platform with ramp and handrails leading from the front door to the pavement. The occupier requires wheelchair access from the house to the pavement… The platform and ramp is to be enclosed in dwarf walls the brick will match existing. The ramp is to be finished with slip resistant concrete pavers. Handrails are 900mm above the level of the platform and ramp with a secondary mid height rail, the hand rails will be powder coated in black.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The works are necessary to facilitate the occupation of the property by a wheelchair user. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Due to the nature and position of the works the development will be clearly visible within the street scene, the type of development here does not form part of the character of the locality here, however the works will not be significantly visually harmful here. Taking into consideration the need for the

proposed works support can be given here. The brick work will match the existing house and the handrails will be black.

Residential amenity

The proposed works are enclosed within the property frontage, the works are visible from surrounding properties, however the ramp, platform and handrails will not result in any adverse impact upon residential amenity. There will be no loss of light, privacy or overbearing impact as a result of the proposed development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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: Hannah Barker Date: 2nd October 2018

Authorised by: Gary Peck Date: 2 October 2018