Development Management - Delegated Officer Report

Application Number: AWDM/0215/14 Recommendation - Approve

Site: 6 Downs Close, Broadway Park, The Broadway Lancing, West Sussex, BN15 8NU

Proposal: New external steps and handrail to side entrance

Date of site visit: 5 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mobile home within a mobile home park. It has a stepped entrance on the north and west sides. The proposal is to replace the existing steps on the west side with a greater number of steps with a galvanised steel handrail 0.8m high to facilitate easier access for the occupier. The 7 shallow steps would run for just over 6m along the side of the mobile home.

Relevant site history

There have been a number of similar permissions on other mobile homes in the park in recent years.

Consultations

Lancing Parish Council*:* No objections

Representations

None received

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’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. 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

The steps would not appear out of keeping and will not cause visual harm to the mobile home or its setting.

Residential amenity

The new entrance steps will not harm the amenities of the neighbouring mobile home as this side of the building is already used for access.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

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

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: Peter Barnett Date: 20 March 2014

Authorised by: Gary Peck Date: 20 March 2014