Development Management – Delegated Officer Report

Application Number: AWDM/0711/25 **Recommendation – APPROVE**

Site: **22 Ashwood Close Worthing West Sussex BN11 2AF**

Proposal: **Platform and ramp to provide level access**

Date of site visit: 24/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the northern side of Ashwood Close, a cul-de-sac of houses which back on to the railway line and East Worthing station. The property contains a semi-detached single storey bungalow (with converted loft). The property has a very low front wall with a driveway and paved front garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the construction of a platform and ramp to provide level access. The ramp will be enclosed by metal railings.

Relevant Planning History:
None

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is of standard form, design and materials for this type of development and is required to facilitate disabled access to the property. The proposed ramp would be visible in the street scene but is set back from the street and of a modest scale. The proposed ramp is considered to be a necessary addition to the property and would not have any significant adverse impact on the appearance on the building, the character of the street scene or the visual amenities of the locality.

Residential Amenity

The proposal would significantly benefit the occupant and would be of a modest scale, sufficiently set within the site to not affect any neighbouring occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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? N

Case Officer: Louise Prew Date: 24/07/2025

Authorised by: Jo Morin Date: 24.07.2025