Expiry Date – 14.5

Development Control – Delegated Officer Report

Application Number: AWDM/0312/15 Recommendation – Approve

Site: 1 St Roberts Lodge, Sompting Road, Lancing

Proposal: **Construction of new landing ramp and handrail and extension of new footpath to rear of flats.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 30.4.15

Site and Surroundings

This application relates to a three storey block of flats on the north side of Sompting Road opposite Lancing railway station. The property is set back from the road with a lawned fontage and garage complex at the rear.

It is not in a conservation area and is not a listed building.

Proposal

There is an existing path off the side vehicle access round the back of the building and to a communal door on the rear elevation. Permission is sought to re-lay and widen this footpath to 900mm (north elevation) and to re-lay and widen the return path on the east elevation of the building to a communal entrance and ramp it. This path will be 1500mm wide and will have galvanised tubular steel handrails.

Relevant Planning History

1960/61 – 15 flats in there storey block.

Consultations

Lancing Parish Council: No objection.

Representations

One letter of no objection.

Relevant Planning Policies and Guidance

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'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The principle of development can be supported as it upgrades an existing residential unit on brownfield site. Development should not unacceptably affect neighbour amenity or the appearance of the property.

Residential amenity

The ramp will create a more accessible access to an existing communal door at the rear of these flats for an existing resident. The works will not affect neighbour amenity otherwise.

Visual amenity

The widened footpath and ramp will not be visible from the street. They are an acceptable alteration to this block of flats.

Recommendation APPROVE subject to the following conditions:

1. 3 years
2. Approved Plans

Informative

1. 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 any representations? N

Case Officer signed: MOK Date: 1.5.15

Authorised and signed by: Jo Morin Date: 01.05.2015