Development Control – Delegated Officer Report

Application Number: AWDM/1590/15 Recommendation – APPROVE

Site: 6 Glebe Way, Lancing, West Sussex. BN15 9RN

Proposal: Remove existing concrete ramping to the front of the property and construction of new concreate and brick ramping and fitted with tubular, galvanised metal handrails.

Date of site visit: 11.11.2015

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to semi-detached bungalow, likely to be 1930's construction because of the curved front projection. Render walls and tiled roof with chimney.

This street predominantly characterised by semi-detached, bungalows, with many of the same design with the curved front projection. Glebe Close has a prevalence of the same designed bungalows.

There is a wide path between the side of the property and the neighbouring property to the east in Grand Avenue.

Proposal

The application seeks to remove the existing concrete ramp at the entrance to the bungalow, and replace it with concrete steps to the side access to the front entrance door and a longer, wider slope to the front facing access to the entrance door.

The application seeks also to provide galvanised metal handrails along both sides of the front slope and one side of the proposed stairs, the metal handrails being to all exposed edges.

The changes to the access path and entrance are intended to improve the access and safety for the disabled.

Relevant Planning History: None relevant.

Consultations: None undertaken.

Representations: None

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

There is no objection in principle to the proposed works subject to the effect of visual and residential amenities of neighbouring properties.

Visual Amenity

The steps and the slope will not be significantly different to the existing slopes and will thereby not affect the visual amenities of the area. The handrails will be more noticeable, but will not be so dominant as to demonstrably impinge on the visual amenities of the area.

Residential Amenity

The change to the existing slopes will have no effect on the residential amenities of the neighbouring properties. With regard to the metal handrails, it is considered that whilst they will be viewed, it will improve the residential amenities of the existing properties, and will not have a demonstrable impact on the neighbouring residential property.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans

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: Eve Hearsey Date: 26.11.2015

Authorised by: Jo Morin Date: 30.11.2015