Development Control – Delegated Officer Report

Application Number: ADC/0097/10 **Recommendation - Permit application**

Site: **51 Cecil Road Lancing West Sussex BN15 8HP**

Proposal: **Alterations to entrance, including new steps and landing, to accommodate stairlift**

The Application

The site is located within the built up area of Lancing. A detached two storey property on a corner plot, fronting onto Cecil Road with Roberts Road running to the east. The building is divided into two flats, no. 51 and no. 51a Cecil Road. The proposal relates to the first floor flat and permission is sought for alterations to the entrance to the flat including new steps and landing, to accommodate stair lift. The entrance to the flat is on the north side of the building with access around the west side of the building. As existing there are two steps up to the front door and it is proposed that this will be increased to three with the over all height increased by 0.2 metres. In line with this the front door is to be raised along with the door canopy to allow the internal and external levels to be even. A 0.9 metre hand rail is also proposed adjacent to the steps.

Consultations and Representations

Third Parties: - No third party representations have been received.
Parish Council :- No objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1. AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling and area in general. Design and materials shall be sympathetic to the original dwelling.

Residential Amenity

The alterations are to the north side of the building adjacent to the boundary with no. 17 Roberts Road. The entrance to the first floor flat is existing and the alterations proposed are considered to be minor and will not result in a detrimental impact on the occupiers of this property. The level adjacent to the front entrance will be increased by 0.2 metres, the garage at no. 17 is adjacent to the boundary and therefore provides some separation between the dwellings. It is not considered that the increase in height will result in any additional over looking between the properties than already exists. The proposed steps are required to provide an accessible entrance for the occupier it is not intended to be used as a raised seating area or for any other use other than access to the flat.

Amended plans have been received which show the platform adjacent to the front door increased by 0.2 metres in width. It is not considered that this minor increase will result in an adverse impact. The platform is required to provide a suitable disabled access for the occupier of the flat.

Visual Amenity

Due to the position of the entrance to the flat the alterations will not be clearly visible within the street scene. There is an existing close boarded boundary fence screen to the east. It is not considered that there will be any adverse impact on the street scene or visual amenity of the locality.

Recommendation

APPROVE subject to : - 1 PPi.

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Layout Plan DFG/408/8120/1/A – received 9th April 2010
   Elevations DFG/408/8120/2/A– received 9th April 2010
   Location Plan - received 25th March 2010
   Block Plan DFG/408/8120/4 – received 25th March 2010
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer... [redacted] .....Date.....22/4/10.

[redacted] 22/4