Expiry Date - 12/03/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0064/12

Recommendation – Approve Application

Site: **11 Drakes Close Broadway Park The Broadway Lancing**

Proposal: **Landing steps with handrail**

The Application

The site is located within the built up area of Lancing within the Broadway mobile home park which is accessed via The Broadway, Lancing. No. 11 Drakes close is a single storey mobile home which is the subject of this application. There are as existing two sets of landing steps with handrails, one to the front and one to the side of the mobile home. Permission is sought for a new landing stair, hand rail and concrete path to facilitate disabled access. The structure is wider and deeper than the existing steps, the concrete path and landing will have a total width of 2.1 metres, a total depth of 4.6 metres and the maximum height will be 1.5 metres.

Consultations and Representations

Lancing Parish Council :- No objection.

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II' Supplemantary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed steps and handrail are to the western side of the mobile home adjacent to no. 9 Drakes Close. There is sufficient space between the buildings to accommodate the proposed structure. There will be no

overbearing impact as a result of the proposal which will be detrimental to the residential amenities of the occupiers of the adjacent mobile home.

Visual Amenity

As stated above the proposed structure is set back to the side of the mobile home and although it will be visible within the surrounding area it is not overly large or dominant in relation to the mobile home. There are many other examples of external stairs and handrails within the mobile home park.

Recommendation

APPROVE for reason that :-

1PPi

1.C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: -
Block Plan Drawing no. DFG/408/9254/4 – received 16th January 2012
Plan Layout Drawing no. DFG/408/9254/1 – received 16th January 2012
Side Elevation Drawing no. DFG/408/9254/2 – received 16th January 2012
Reason: - For the avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 16th February 2012

[redacted] 16/2/12