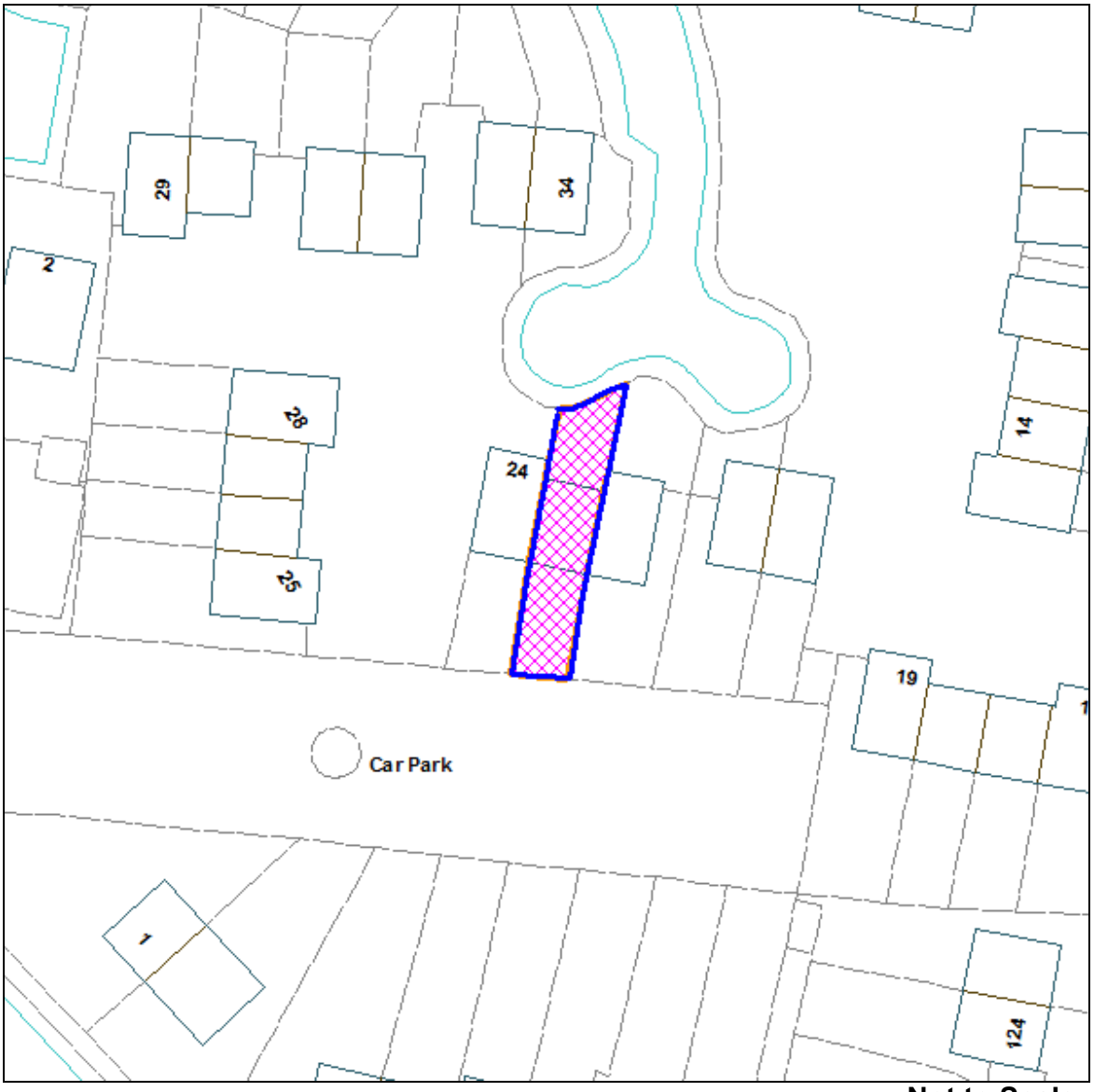
Application Number: AWDM/1442/19 **Recommendation – APPROVE**

Site: **23 Addison Close, Lancing**

Proposal: **Shallow steps and handrail to front entrance door.**

Applicant: Simpson, The Guinness Trust **Ward:** Mash Barn
Case Officer: Eve Hearsey



Not to Scale

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This application is presented to the Committee as it has been submitted by Adur District Council with regard to a Disabled Facilities Grant.

Proposal, Site and Surroundings:

The proposal seeks permission to replace the existing steep steps to the front entrance door with shallower steps and a longer stretcher between each step.

Addison Close comprises two storey semi-detached and terraced dwellings, with no. 23 being a middle of terrace, two storey property, which is positioned on the south side of the close.

Relevant Planning History:

None relevant to the determination of the application

Consultations: None undertaken

Representations: Lancing Parish Council:

No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed replacement steps and handrail will provide an improved pedestrian access to the property as the existing steps are quite steep. Visually, the steps and handrail will not look out of keeping with the property.

Residential amenity

It is not considered that the replacement steps and railings will have any material effect on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

11th November 2019