Expiry Date - 09/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0336/10 **Recommendation – Permit Application**

Site: **23 Burrell Avenue Lancing West Sussex BN15 8QB**

Proposal: **Landings and steps with handrails to front and rear access doors**

The Application

The site is located within the built up area of Lancing. A semi detached two storey dwelling with integral garage in a cul-de-sac of similar properties.

Permission is sought for landings with steps and handrails to the front door and rear patio doors of the dwelling house for disabled access to the dwelling. The handrails have a maximum height of 0.9 metres and are to be of galvanised steel. The steps to the front have a maximum rise of 0.23 metres and to the rear 0.365 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

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

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 entrance landings and handrails will not have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. No. 24 is attached to the east and the landing is set in 1.1 metres from the

boundary. It is not considered that the increase in ground level is such to result in any overlooking or loss of light in this case. The landing is used for access to the dwelling only and is not intended as a seating area or raised patio.

Visual Amenity

The landing, steps and railings to the front entrance will be visible within the street scene. The works are modest and will not have any adverse impact on the character and appearance of the existing building or street scene.

Recommendation

APPROVE for reason that :- 1PPi

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

Block Plan Drawing no. DFG/408/8500/3 – received 14th September 2010.
Drawing no. DFG/408/8500/1 – received 14th September 2010.

Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date