Development Control – Delegated Officer Report

Application Number: AWDM/0347/14 **Recommendation – Approve**

Site: **30 Kingston Lane**

Proposal: **Installation of new level access ramp and railings to side elevation**

Date of site visit: 27.3.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a side access ramp and railings to measure (at max) 1.2 metres in height, 8.9 metres in length, and 1.4 metres in width.

The application property is a semi-detached two-storey brick faced property on the west side of a long road. The front garden is currently put over to lawn, but there is an existing concrete path running to the side of the building.

The surrounding area is an outer residential suburb of Shoreham.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The ramp, although quite visible, would be of a suitable scale to the host building when viewed from public vantage point. The route of the ramp follows the line of the existing concrete path. It is not overly engineered in design terms.

Insufficient visual harm would arise from it.

Residential amenity

The ramp uses an existing entrance to the building, so there would be no greater harm to the residential amenities of neighbours than at present.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. retaining wall to match materials

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: Matthew Porter Date: 25-4-2014

Authorised by: Peter Barnett Date: 25 April 2014