Expiry Date - 04/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1158/24 Recommendation – APPROVE

Site: 43 Limbrick Lane Worthing West Sussex BN12 6AB

Proposal: Construct a platform and ramp to provide wheelchair access at the front door of the property.

Date of site visit: 16/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Limbrick Lane within a residential area. The property comprises a semi-detached two-storey house with facing brick elevations, a gable roof, and white UPVC openings. The property has an attached garage linked with the neighbours to the north No. 45 Limbrick Lane. The property is set-back a moderate distance from the public realm behind a shallow brick wall and vehicle access. The front garden space comprises a concrete hardstanding. A short stretch of handrail and step serves the front entrance door. The character of the property reflects those within the immediate and wider area.

Proposal

Permission is sought to remove the existing handrail and step and install a linear access ramp with platform and railings to extend approximately 6.5m to serve and provide level access to the front entrance door.

The ramp and platform would be enclosed within face brick dwarf walls and finished with slip resistant concrete pavers. Continuous tubular hand rails would be fitted to both sides of the new platform and ramp with a secondary rail at mid-height.

Relevant Planning History:

None at the application property.

Approval at No. 64 Limbrick Lane to the opposite side of the road for replacement front door, modular platform and ramp with handrail to front (west) elevation under AWDM/0550/16, decision issued 01.06.2016. At time of site visit it was evident that this permission had not been implemented/ it had been removed. The timeframe for lawful implementation has elapsed.

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Consultations:

Public Sector Housing:

No comments received.

West Sussex County Council Highways Authority:

'This proposal is for to construct a platform and ramp to provide wheelchair access at the front door of the property. The site is located on Limbrick Lane, a C-classified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing vehicular access arrangements. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point. An existing driveway is to be retained with provision for 1-2 cars.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.'

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM1 (Housing Mix)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The formation of the ramp and platform would replace an already existing hardstanding and would therefore have a negligible impact. The railings would perhaps represent an unsightly form of infrastructure in a readily visible position in the context of the street scene, however, significant weight must be applied to the nature of this application which seeks to adapt the property to meet the needs of a disabled person. Weight is also attached to the fact that

this nature of development has been achieved at the nearby property No. 64 Limbrick Lane and elsewhere within the wider local area.

In view of the above, it is considered that the proposed works to facilitate disabled access would outweigh any resulting harm to visual amenity.

Residential Amenity

The development would pose an alteration when viewed from some neighbours' windows owing to the open nature of the street scene, however, this is not considered to give rise to a materially harmful effect in view of the practical purposes and minor nature of the development, and the relationship with neighbouring buildings. The works would not compromise other neighbours' abilities to access their respective properties.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives

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: Jason Albon Date: 31.10.2024

Authorised by: Louise Prew Date: 01/11/2024