

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0058/26

**Recommendation – APPROVE**

**Site:** 18 Park Way, Southwick, BN42 4LD

**Proposal:** Remove the existing front porch and construct a platform and ramp to provide wheelchair access into and out of the property.

**Date of site visit:** Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

**Neighbours checked:** Y

**Additional neighbour notifications:** N

### **Site and Surroundings**

The application site is located on the east side of the road and is a semi-detached bungalow with a small front porch between the front outrigger and the set back elevation of the bungalow. The bungalow has a front dormer, and a rear dormer extension. There is a dropped kerb and two no. hard surfaced parking areas to the front amenity area

The properties within Park Way are characterised by bungalows, many of which are of similar design.

### **Proposal**

The application proposes to:-

- Remove porch;
- Create an external level platform outside of the entrance door 1.55m x 1.5m;
- Construct ramp from platform forward to be close to the property front boundary;
- Construct balustrading to each side of the ramp and platform.

**Relevant Planning History:** None

**Consultations:** None

**Representations:** None received

## **Relevant Planning Policies**

Adur Local Plan Policies 1, 15

Supplementary Planning Guidance comprising: Development Management  
Standard No. 2 'Extensions and Alterations to Dwellings

National Planning Policy Framework 2024

## **Planning Assessment**

There is no objection in principle to the provision of the level platform and ramp with balustrading within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

### ***Visual & Residential Amenity***

The proposed change from a window to a narrower window and door together with a level platform, ramp to the front elevation of the bungalow, together with balustrading on the outside of the ramp, will be viewed from the street, however it will be providing an easier access into and out of the bungalow for someone with mobility issues, which is considered essential.

Whilst the ramp and balustrade will be viewed they do not materially compromise the visual amenities of the area, or result in a material loss of residential amenities for neighbouring properties.

## **Recommendation**

**APPROVE** subject to Conditions:-

1. Approved plans
2. Standard time limit

### ***Informative***

- 1 Approved without amendment

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Eve Hearsey

Date: 21.05.2026

Authorised by: Peter Barnett

Date: 21 May 2026