

Cllr. Dawn Barnett

BH2018/03174 - 37 Clarke Avenue

I am writing on behalf of several residents in my Ward to object to the above retrospective planning application – ‘Installation of disabled access ramp from pavement to front elevation of property (retrospective).’

I would like to stress that I am fully supportive of measures to help those with disabilities however believe the design of the access ramp in question to be much too excessive for what is required to access the property.

The application lacks clarification as to why this design and size of ramp is considered necessary in this case. The ramp was also affixed to the property without any notification or consultation with the adjoining landowners. I support therefore the request from my Ward residents that the planning authority seeks a full assessment and justification from the housing authority so that they and we can understand why this development is necessary for the occupant of Number 37. This should include an assessment of the alternatives, and a visual impact assessment.

I am aware that planning applications must be determined in accordance with planning policy. I would therefore seek clarification as to how this development is in accordance with Local Plan QD 14 and QD27 which seek to protect amenity and City Plan Part 1 CP13 which seeks to secure high quality design and spaces. I would also argue that the ramp is unsympathetic to local character and therefore not in accordance with National Planning Policy.

The ramp’s size, depth, width and massing has an unacceptable adverse impact on the amenity of the area by its visual impact and harms the street scene. An example of an appropriate access ramp can be found at the neighbouring property Number 41. The ramp at Number 41 has been in use for many years with no difficulty.

I would ask, on behalf of neighbouring residents that you reject this retrospective application, however if the planning authority is minded to grant permission to please ensure that it this is on the basis of the needs of the current occupant of Number 37 and apply a planning condition to tie the development to her occupation and secure its removal if she ceases to live there.

