Expires 30/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0510/07 **Recommendation – Permit Application**

Site: **23 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Dropped kerb and crossover for vehicular access**

The Application

The application site is a mid-terrace house located on the east side of First Avenue, Lancing. Many of the properties along First Avenue feature dropped kerbs and frontal hardstandings however all are serviced by rear access tracks.
This application seeks permission to install a 4.5 metre wide dropped kerb to provide onsite parking at the front of the house.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No Objection buts recommends that appropriate visibilty splays are provided and that the parking provision is for 2 vehicles.

Third Parties

No.21 First Avenue raise No Objection on road safety grounds.

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

Planning Assessment

Access and Parking

First Avenue is a narrow road with heavy on-street parking that hinders passing traffic. Although access tracks exist to rear garages/stores, these are of poor quality and appear rarely used for everyday parking. A number of dropped kerbs have been installed recently (20 have received permission over the last 5 years) in order to lessen the on-street parking problem. It is noted that only the neighbouring end-of-terrace house in this terrace features a dropped kerb as current. The installation of another will consequently ease pressure on the street parking and subsequently road safety.

The West Sussex Highways Department raise No Objection to this proposal but request that 2m by 2m visibility splays are provided and that the hardstanding provides parking for two vehicles.

Recommendation

APPROVE for reason that :-

3PP (amended): '...nor conflict with relevant policies DEV 4-5 of the adopted WSSP 2001-2016.'

Subject to:

1. C1Ci
2. C9Ai '...Reason:...and to comply with policy DEV 4 of the WSSP.'
3. C9F 'The access shall be laid out to provide visibility splays...Reason:...and to comply with policy DEV4 of the WSSP.'

Case Officer:.....

Date: 19/10/07