Development Control – Delegated Officer Report

Application Number: ADC/0447/10 Recommendation – APPROVE

Site: 89 Sompting Road, Lancing BN15 9LF

Proposal: Vehicular access

The Application

The property is a terraced house on the south side of the street. The front garden is 4.8m max depth (3.9m in front of bay window) and 4.5m wide, with side walls. There is currently no crossover but the front garden has been hardsurfaced and there is no front wall.

Consultations and Representations

West Sussex County Council: No objection subject to the access not exceeding 4.5m wide. Comments that an on-site turning area would be desirable but there is insufficient space. Given other similar accesses and the desirability of reducing on-street parking (which reduces the usable road width), it is acceptable. Advises that the crossover must be constructed to WSCC's specification.

Lancing Parish Council: No comments received.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPG13 'Transport' (DTLR 2001)

Planning Assessment

Sompting Road is part of the B2222. There is a considerable amount of on-street parking at this end because of the terraced houses with no off-street parking.

The provision of off-street parking assists in reducing on-street parking and reduces the risk of obstruction to traffic using the road. There are no highway safety objections.

The loss of front gardens to hardsurfacing and parking does cause some detraction from the character of the houses but is already an established feature of the wider area although not this terrace.

Recommendation

APPROVE for the reason: 3PP Subject to:-

1. C1Ci
2. C9F (reduce to:-) The access shall not exceed 4.5m wide.
3. C9Ai

Case Officer: Keith Morgan Date: 7 December 2010