Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0990/13

Site: **81 First Avenue**

Proposal: **Vehicular access**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a vehicular access to serve No. 81 First Avenue. The application property is a mid-terraced two-storey property. The front garden has already been put over to hard-standing. The surrounding area is an outer residential suburb of Lancing.

Relevant Planning History

ADC/0230/08
Vehicular access
Granted 24.06.2008

Consultations

West Sussex County Council (summarised): *A similar application was submitted for a vehicular crossover at this address in 2008 under application number ADC/230/08; no objections were raised by the Highway Authority.*

Visibility for vehicles appears acceptable from an inspection of the plans. In addition the applicant has demonstrated pedestrian visibility splays of 2 by 2 metres at the point of access onto First Avenue.

The new access should be constructed in crossover construction in accordance with the specification obtained from WSCC. I would also seek that the driveway is constructed in a bound material and not left as a loose material that may then be carried onto the public highway.

Based on the submitted information there would be no concerns with this proposal from the highway point of view.

Lancing Parish Council: *No objections*

Representations

None

Relevant Planning Policies and Guidance

Adur Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

The upgrading of residential accommodation is acceptable in principle

Visual amenity

Dropped kerbs are an established feature in the street visually. An additional one would not be out of character.

Highway Safety

There are many instances of vehicular access along the immediate stretch of highway. Vehicles would be offered good visibility entering and exiting the site onto the public highway.

The Highway Authority has not objected so the highway safety of this road has not materially worsened since the earlier planning approval for a vehicular access in 2008.

Recommendation

APPROVE for the reason:-

The development would not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and/or highway safety. It would consequently not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7) and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Time limit
2. Approved plans

Informative:
The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105

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 any representations? N

Case Officer signed: Matthew Porter Date: 01-10-2013

Authorised and signed by: Peter Barnett Date: 1 October 2013