Development Management – Delegated Officer Report

Application Number: AWDM/0199/17 Recommendation – APPROVE

Site: 32, First Avenue Lancing, West Sussex

Proposal: Vehicular crossover with dropped kerb and removal of part of front boundary wall to enable parking in front garden.

Date of site visit: 13.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a end of terrace two storey dwelling house in a street of similar within the southern end of First Avenue, Lancing. As existing there is front garden area at the dwelling enclosed by a front garden wall. There is no dropped kerb and a grass verge is located to the front of the property.

Permission is sought for a vehicular access the proposed plans show the frontage of the dwelling to be block paved with side walls retained and the existing border on the north side retained. The dropped kerb, cross over is shown as 4.8 metres wide.

Consultations

WSCC: The Highway Authority has commented as follows:

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the implementation of a vehicular dropped crossing to enable parking in the front garden at 32 First Avenue, Lancing. First Avenue is a 'C' classified road subject to a 30 mph speed limit at this point.

The principle of dropped crossing access points is well established along First Avenue. I have checked the most recently available verified accident records, which reveals there has been no personal injury accidents associated with these existing points of access. From inspection of the plans, there appears to be no apparent visibility issue at the proposed point of access. Given the above no highway safety or capacity concerns would be raised to this proposal.

It is noted that the depth of hardstanding does fall slightly short of the 4.8 metres that is typically required to fully remove a vehicle from the highway. The applicant would be

advised that should a vehicle be parked which overhangs the footway they may be subject to action via Section 137 of the Highways Act 1980

The crossover must be implemented under licence to a specification obtained from WSCC Highways. If the LPA are minded to grant planning consent the following condition and informative note would be advised:

Condition:

Access
The off street car parking area shall not be utilized until the vehicular access serving has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

Informative:

Minor Highway Works
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations: None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access. Many other adjacent dwellings have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The formation of a vehicular access would result in the loss of some of the grass verge. The plans show the frontage to be hard surfaced to provide a parking area. This is considered to be permitted development as a soakaway and channel drain is provided. There are many examples within close proximity of the site of other vehicular accesses, including the adjacent, attached dwelling. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety
The Highway Authority has given the advice set out above. The application is therefore considered acceptable in terms of highway safety. This is subject to the standard condition as referred to above. The Highways Authority have mentioned in their comments that the depth of the off street parking space will be less than 4.8

metres that is typically required to fully remove a vehicle from the highway. This is due to the projection of the front bay window. Yet on balance in the light of other similar examples within the street scene there is ample space for a medium sized car. An informative has been attached to advise the applicant that a vehicle parked at the property frontage shall not over hang the public highway and action may be taken if this occurred.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans
3. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB. There shall be no drainage of surface water from the property onto the highway.

Informatives:

1. 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.

2. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

3. The applicant would be advised that should a vehicle be parked which overhangs the footway they may be subject to action via Section 137 of the Highways Act 1980.

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

Case Officer: Hannah Barker Date: 13.03.2017

Authorised by: Jo Morin Date: 15.03.2017