Development Management - Delegated Officer Report

Application Number: AWDM/421/15 Recommendation – Approve

Site: 42 Boundstone Lane, Lancing

Proposal: Increase width of existing vehicular crossover by 1.5m.

Date of site visit: 14 April 2015

Neighbours checked: Y

Additional neighbour notifications: Y 37 Boundstone Lane notified 20.4.15

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the east side of Boundstone Lane on the corner at its junction with Gordon Road. The road has a 30mph speed limit. There is an existing driveway with a dropped kerb at the site. There is a grass verge between the footway and the roadway. There are other driveways and crossovers at neighbouring houses. There is bus stop opposite the site on the west side of Boundstone Lane.

Permission is sought to increase the width of the vehicular access onto Boundstone Lane by 1.5m to 4.5 metres in width. A section of the front wall would be removed to allow for this increase in width.

Relevant site history

ADC/0182/07 – Single storey rear extension and attached double length garage on south side f bungalow. Application Permitted 16.05.2007

AWDM/0204/12 – Single-storey hipped roof extension on north side. Application Permitted 08.05.2012

Consultations

WSCC: The Highway Authority has commented as follows:

The application seeks approval for the widening of an existing crossover by 1.5m on to Boundstone Lane, a class 'C' residential road.

No concerns wished to be raised to this application from a highways perspective.

INFORMATIVE

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.

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 increase width to the vehicular access.

Visual amenity
The formation of a wider vehicular access would result in the loss of some of the grass verge and front boundary wall. However, given that this is an existing vehicular access and that the remainder of the verge and wall would remain, no significant harm would be caused to the character of the site or surroundings.

Highway safety
In the absence of any objection from the Highway Authority, the impact on highway safety is considered acceptable. A condition is recommended to control visibility splays.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Visibility splays
3. Permission relates to approved plans:
   Drawing number ap/03Boundastonelane42 entitled 'Site Plan – Existing' deposited 7 April 2015
   Drawing number ap/03Boundastonelane42 entitled 'Site Plan – Proposed' deposited 7 April 2015
   Block Plan withdrawing number ap/02Boundastonelane42 entitled 'Site Plan' deposited 7 April 2015
   Elevations and detailed plans with drawing number ap/02Boundastonelane42 entitled 'Site Plan – Existing' deposited 7 April 2015

Informatives:
- Highway licence required
- 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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 12 May 2015

Authorised by: Peter Barnett Date: 13 May 2015