DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0058/FULL – 96 Limbrick Lane

DATE OF SITE VISIT: 23/03/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site is situated in a road with a north-to-south orientation. The properties along it are set back from the street laid out in an open plan layout. The buildings along it are early post-war with pale brown facing brick.

The application property forms part of a three storey block of flats, with simple detailing including a horizontal rain canopies to the front doors. The forecourt is open with undefined front gardens.

PROPOSAL:

The development sought for has been advertised as formation of a vehicular hardstanding and crossover

Planning permission has been applied for:

- Formation of a vehicular access onto Limbrick Lane to serve No. 96 Limbrick Lane

- Laying of hard standing to front garden to park vehicles on

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:

South East Plan 2009
BE1, CC1, CC6, T4

Worthing Core Strategy
15, 16, 19

Worthing Local Plan 2003
BE1, H16, H18, TR9

National Advice
PPS1, PPG13, PPS25

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

West Sussex County Council consultation response received, content of which is summarised below:

No concern. Number of other properties in close proximity to this site operating similar arrangement without apparent omission. New access must not exceed 4 metres in width. Also require driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent surface running into public highway

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this proposal is its visual and flood risk impact, and its implications upon highway safety.

Visual

A number of properties within the immediate street have vehicular access onto the road, with their own areas of hard standing.

The loss of some lawn area is regrettable but the hard standing would retain the open plan aspect of the street. Some planting near to the property itself is proposed, which would soften its initial stark appearance.

Flood risk

A porous drain is positioned along the back of the pavement to Limbrick Lane. This will collect the majority of surface water run-off from the vehicular hard standing, so the ability of the existing street drainage to accommodate any additional surface water would not be unduly compromised.

Therefore, flood risk is not materially exacerbated by this development, provided the suggested condition is imposed and implemented by the applicant.

Highway safety

The highway is relatively well trafficked. However a number of properties either side of the application site have put over their front gardens to vehicular hard standing, so an additional area would not be out of keeping.

Because of the open plan character of the area in front of the flat block those using the proposed access would be afforded decent visibility, even when exiting the site in reverse. Other highway users, including pedestrians, would also have good visibility.

As such, this development is unlikely to present a material risk to highway safety.

Conclusion

Given the above assessment upon identified amenities, there is no justifiable reason to withhold approval.

RECOMMENDATION:

Approve, subject to the following conditions:

1. Standard time limit 2. Plans as approved.
3. Vehicular access to be no greater than 4 metres in width, the driveway area and car parking spaces shall be constructed in a bound material and constructed out on site in full accordance with the drainage method reliant upon a soakaway positioned within the land edged in red.
4. Soft landing and lawn areas to be retained.

+ County Highways contact informative

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign.....Date.....11/3/11.....

Authorising Officer
Sign.....Date.....21/3/11.....