Development Management - Delegated Officer Report

Application Number: **AWDM/0204/16** **Recommendation –** Approve

Site: 46 Annweir Avenue, Lancing

Proposal: Dropped kerb and hardstanding

Date of site visit: 4.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached property located on the west side of Annweir Avenue which is divided into two flats. There is on street parking on both sides of the road, punctuated by vehicular crossovers serving neighbouring driveways. There is a grass verge to the site frontage. Annweir Avenue has a 30mph speed limit.

Permission is sought for new hardstanding and vehicular access onto Annweir Avenue to cross the existing grass verge. The hardstanding would be to almost to the full width of the front garden area, retaining a footpath to the side which provides access to the neighbouring flat. The applicant has confirmed that drainage would be via a trapped gully into a soakaway within the site boundaries. The surface of the hardstanding would be block paving.

Relevant site history
None relevant

Consultations

WSCC: The Highway Authority has commented as follows:

The proposal is for a dropped kerb and hardstanding area to provide off street parking for one vehicle at 46 Annweir Avenue. Annweir Avenue is a 'D' classified road, residential in nature and subject to a 30 mph speed restriction in this location.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last three years. There has been a recorded injury accident within 10 m of the site, on Annweir Avenue. However, from an inspection of accident data it is clear that this was not due to any defect with the similar dropped kerb accesses in the vicinity.

From an inspection of local mapping and the plans available there is sufficient space within the frontage of the property for the off street parking of one vehicle. Although there is not a turn on site facility it is appreciated that neighbouring properties use a similar arrangement. Furthermore, there is the

benefit of removing a car from parking on street in a location where this practise noticeably narrows the available carriageway space.

The LHA do not wish to object to a vehicle crossover in this location. The applicant should obtain a licence from WSCC Highways for the works on to Annweir Avenue. If the LPA are minded to approve the application the following condition and informative should be included:

Access
No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

INFORMATIVE
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Lancing Parish Council: no objection

Southern Water: no objection
Southern Water comment that there are no public sewer in the area to serve this development and alternative means are required which should not involve disposal to the public foul sewer. Should any sewer be found during construction works, an investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, So21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Relevant Planning Policies
Adur District Local Plan (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 and hardstanding.

Visual amenity
The formation of a vehicular access and hardstanding would result in the loss of some of the grass verge and the front garden which is also predominantly grass. However, given that there are a number of other similar examples in the vicinity, no significant harm would be caused to the character of the site or surroundings.

Highway safety

The Highway Authority has raised no objection. Highway safety is considered acceptable subject to the recommended conditions.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Unnumbered site location plan and annotated block plan deposited 11 February 2016
   Emails of clarification dated 5 April 2016
3. Vehicular access to be provided in accordance with highways specifications

Informatives:

- Highway licence required
- Southern water advice
- 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: 5 April 2016

Authorised by: Peter Barnett Date: 6 April 2016