Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1730/16 **Recommendation – Approve**

Site: **66 First Avenue**
Lancing

Proposal: **Removal of whole of front boundary wall and construction of vehicular access with dropped kerb and hardsurfacing of whole of front garden for parking.**

Date of site visit: 24.11.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

This is a mid-terrace house and it currently has a low front boundary wall enclosing the small front garden (5.4m wide x 5.2m deep) with a grass verge and pavement in front. It is proposed to remove the whole of the front garden boundary wall and erect a fence on either side of the garden and hardsurface the whole area for parking.

There are other similar crossovers in the road. No.68 has on-site parking and crossover and No.64 has not but there are others in the vicinity where the front boundary wall or fence has been removed to provide parking on the frontage.

Relevant site history

None

Consultations

Parish: No comments received
WSCC Highways:

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The proposal is similar to others in the vicinity and WSCC Highways do not object on highway safety grounds.

The applicant is going to erect a boundary fence along the sides of the front garden 1m in height which does not in theory require planning permission but WSCC Highways have stated that they do not object to this.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**
3. **Access**

+ Highways Informative re licence

Case Officer: Sarah Crease Date: 21st December 2016

Authorised by: Gary Peck Date: 21 December 2016