Expiry 7/4/09

Development Control – Delegated Officer Report

Application Number: ADC/0056/09 **Recommendation – Permit Application**

Site: **77 Penhill Road Lancing West Sussex BN15 8HB**

Proposal: **Vehicular access**

The Application

The application site is a two storey end of terrace house located on the north side of Penhill Road, Lancing. The property has a front lawn with low level boundary wall and gate with a path leading to the front door.

Permission is sought to install a vehicular access fronting to allow parking of vehicles to the front of the property. A hard standing is proposed to be constructed of block paving. There are other examples of dropped kerbs within Penhill Road, including within the terrace where most properties have off street parking. No. 75 Penhill Road was granted permission in July 2007 (ADC/0350/07)

Consultations and Representations

Third Parties: **-** No third party representations have been received.

West Sussex County Council: **-** Transport Planning services have advised that there is no apparent visibility issue at the point of access onto Penhill Road. There should be vehicular visibility splays of 2m by 43m onto Penhill Road. In addition to this, pedestrian visibility splays of 2m by 2m should also be provided. The access should be a width of 3m. Any approval would be subject to conditions relating to the above.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

Planning Assessment

Policies

Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Access

There are many other vehicular accesses on Penhill Road, many of which have been recently approved to ease the on-street parking. This access is no different to other recent approvals, including one at the adjoining house, No.75. It is considered that although the hard standing is unlikely to improve the visual amenity of the street scene, it is acceptable as it will help to ease on-street congestion and highway safety. County Transport Services have raised no objection to this proposal subject to safeguarding conditions. The condition attached below is consistent with the previous approval at no. 75 restricting the width of the access and the visibility splays to be maintained. The proposal does not conflict with structure plan policy DEV4.

Recommendation

APPROVE for reason that :- 3PP

Subject to: -

1. C1Ci
2. C9Ai
3. C9F... splays shall be 1 metre by 1 metre.

Case Officer.....NBaker.....Date.....18/3/09.

PB 18/3/09