Expires 7/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0057/08 **Recommendation – Permit Application**

Site: **29 Manor Road Lancing West Sussex BN15 0PH**

Proposal: **Vehicular access**

The Application

The application site is a semi-detached house located on the west side of Manor Road, Lancing. It sits within a terrace of identical semi-detached houses with the Lancing Manor Recreation Ground opposite.
This application seeks permission to install a vehicular access onto Manor Road.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	Object due to substandard visibility and the hazard that would result from usage of the new access point.

Third Parties

No representations have been received.

Contributors

No representations have been received.

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

The property sits towards the north end of a terrace of identical semi-detached houses, many of which have installed their own vehicular access following planning approvals dated from 1994 through to 2005. The house ~~two to~~ to the south received permission under L/31/04 without objection from the County Transport Services however with this application County Transport Services have objected on the grounds of reduced visibility primarily due to the volume on-street parking on the west side of Manor Road. It is considered that this objection conflicts with recent approvals at No's 23 (L/31/04) and 13 (L/144/05) Manor Road and consequently would be unsupportable should a refusal be appealed. Although there is indeed frequent on-street parking fronting these houses, it is considered that this access would further reduce the opportunity for vehicles to obstruct visibility when exiting the site.

Recommendation

APPROVE for reason that :-

3PP remove '...AT12 of the ADLP...'

Subject to:

1. C1Ci
2. C9Ai: remove '...AT12 of the ADLP...'
3. C9F: remove '...AT12 of the ADLP...'

PB 19/3/08

Case Officer:..... Date: 19/3/08.

Planning Services Manager:..... Date:.....

Planning & Regulatory Committee Chairman:..... Date: 31/3/08