Development Management - Delegated Officer Report

Application Number: AWDM/0359/24 Recommendation – APPROVE

Site: 38 Penhill Road, Lancing, BN15 8HJ

Proposal: Vehicular crossover

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Penhill Road in Lancing, and is a two storey middle of terrace dwelling with a ground floor front bay window and it has a partially hardsurfaced front amenity area.

The street is characterised by predominantly two storey single dwellings. There are also flats in the near locality and commercial uses such as retain and a Social Club.

The majority of the terraced dwellings have put their front amenity areas over to hardstanding for the parking of cars.

Proposal:

Permission is sought to provide:-

- A 3m wide dropped kerb to the front of the property

Relevant History: None

Representations: None

Consultations:

WSCC Highways:

The Area Office guidance for a vehicle crossover requires the frontage to be at least 4.8m long between the back of the pavement or property boundary (the face of any wall, fence or hedge for example) and the front of the building and 2.4m minimum width. It is unclear within the documentation provided that the frontage meets this minimum requirement.

The LHA requires additional information from the applicant before an adequate assessment can be made. Please request the following from the applicant.

1. Demonstrate dimensions of the frontage meets the Area Office guidance.

Please request the above and re-consult. Upon receiving this information, the LHA will assess the application further.

WSCC Highways Updated Response:

With regard to the extra information which confirms that they have the required depth for a parking space, this application can now be approved subject to the VCO Licence informative.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the creation of a VCO to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The majority of properties within Penhill Road have VCO's, therefore they are part of the character of the street scene. Therefore, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have raised no highway objection to the proposal subject to an informative regarding obtaining a vehicular crossover licence is attached to any approval.

With regard to planning, the additional onsite parking space would require very little work to the existing front amenity area in order for it to be acceptable for the parking of a car. Given that many of the properties within the area are using their front amenity area for the use of parking, it would be difficult to resist this application. A small strip of planting is shown to be retained.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 8 May 2024

Authorised by: Peter Barnett Date: 8 May 2024