Development Management – Delegated Officer Report

Application Number: AWDM/1264/17 **Recommendation – APPROVE**

Site: **327 Brighton Road, Lancing**

Proposal: **Vehicular access**

Date of site visit: 19.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow on the north side of Brighton Road. There are many other examples of off street parking within close proximity to the site. There is an existing front boundary wall which is to be partially removed. An 8.5 metre wide vehicular access is proposed with off street parking for two vehicles. The originally submitted plans showed a narrower opening at 6.4 metres with more of the wall and existing front garden planting to be retained. The Highways Authority commented as set out below and had concerns in relation to the front bay limiting the depth of the available off street parking space and also the concern that two vehicles parked side by side may give rise to a physical barrier to the main point of access or exit to the dwelling.

The amended plans clearly show the bay with measurements showing the space available on site. A small amount of garden area remains and the space available on site for off street parking has been enlarged. The plans show the proposed use of a hard bound material. The Highways Authority has been consulted with regards to these amendments and their comments are set out below.

Consultations

Lancing Parish Council: - No objection

WSCC: The Highway Authority has commented as follows with regards to the original proposal: -

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for vehicle crossover (VCO) to provide access to off street parking for the existing dwelling. The Application Form states that 2 car parking spaces will be provided. In order to accommodate this the parking area will need enlarging in width to at least 4.8m to allow 2 x 2.4m wide bays. There appears to be sufficient depth (at least 4.8m) to accommodate a car. The Local Highway Authority (LHA) appreciate that the bay windows of the property and existing entrance way and path may restrict the amount of parking space. The applicant should confirm whether the parking layout will be enlarged/ amended or whether one car parking space will be provided instead.

The driveway is to be constructed from gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should amend the plans to demonstrate that a hardbound material will be used to prevent gravel overspill onto the main A259 and adjacent footway in this location.

Please ask the applicant for this clarification and modification and re-consult.

Amended plan have been sought and WSCC re-consulted their comments are as follows: -

Thank you for these amended plans with measurements of the frontage of the site, including the bay window. We do not raise any objection based on this plan. There is now 6m clear depth between the bay window and the back edge of the footway. However, there does appear to be scope for a second car to park off street at an angle, without overhanging the footway. The applicant is reminded that parking in a manner that overhangs or blocks the footway could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway. Both of these acts are enforceable by Sussex Police.

No highway concerns or transport grounds to resist the application.

Representations: None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (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. There are many other examples in the surrounding area of other adjacent dwellings that have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The formation of a vehicular access would result in the loss of part of the front boundary wall which is regrettable. Yet efforts have been made to retain some of the wall and garden area for drainage. More of the wall was originally to remain yet highway safety matters resulted in the requirement to create more hardstand and a widening of the vehicular access to allow for the parking of two vehicles without overhanging the footpath or blocking the main entrance to the property.

The proposal would not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings. The plans show the frontage to be hard surfaced to provide a parking area. A drainage system is also proposed. The plans have been amended as stated above to be in accordance with the requirements of the Highways Authority.

Highway safety
The Highway Authority has given the advice set out above. The application is therefore considered acceptable in terms of highway safety. This is subject to the conditions as referred to above and attached below.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans

Informatives:

1. Proactive with amendments

2. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
3. The applicant is reminded that parking in a manner that overhangs or blocks the footway could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police.

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

Case Officer: Hannah Barker Date: 23.10.17

Authorised by: Peter Barnett Date: 23 October 2017