**Development Management - Delegated Officer Report**

**Application Number:AWDM/0062/12** **Recommendation – Approve**

**Site:** **287 Brighton Road, Lancing**

**Proposal:** **Construction of a driveway and vehicular crossover**

**Date of site visit:** 24 January 2012

**Neighbours checked:** Y

**Proposal, Site and Surroundings**
The site comprises a semi detached bungalow located on the north side of Brighton Road. The application relates to the front garden area which has been mostly paved with concrete slabs and part of the low front brick wall has been removed and a concrete ramp created to allow access.

This is a predominantly residential area. There are many other examples of vehicular crossings and parking within the front garden area of other houses in the locality.

This section of Brighton Road has a 30mph limit and is a classified road. There is on street parking on both sides, and a central chevron section with bollards at regular intervals separating traffic coming from opposing directions.

Permission is sought for the formation of a vehicular crossover and hardstanding to provide parking for two cars. The hardstanding would be constructed using permeable block paving, allowing rainwater to percolate through to the ground. The front wall would be reinstated either site of the access and brick piers constructed up to 0.6 metres in height to mark the entrance.

**Relevant site history**
None relevant at the site

At 285 - L/71/03/TP/20503 – permission granted for a vehicular access in 2003

**Consultations**
***West Sussex County Council:***The Highway Authority comment that on site turning would be preferred but is not possible due to insufficient space but raise no objection given that other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space. Therefore, no objection is raised from a highways aspect subject to the driveway being constructed in a bound material and suitable drainage to prevent surface water running onto the highway, that the new access does not

exceed 4.5 metres in width, pedestrian visibility spays of 2 by 2 metres should be kept free of obstructions over 0.6 metres in height, the works are to be agreed with the WSCC Local Engineer and carried out under licence

***Adur and Worthing Councils:*** Comments have been received from Environmental Health recommending a precautionary contamination condition.

***Lancing Parish Council:*** raise no objection subject to WSCC Highways approval.

**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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

**Planning Assessment**
The width of the access would be 4 metres at the point of opening onto the footway. The exiting low level boundary wall would be retained and new piers would be constructed at either side of the access. Details of the driveway surface have been provided showing that permeable block paving would be used allowing surface water to percolate through.

Following the comments of the Highway Authority the applicant has provided amended plans showing the pedestrian visibility splays and reducing the height of the piers from 1 metre to 0.6 metres to avoid any obstruction to visibility within the 2 by 2 metre splay.

In the absence of any objection from the Highway Authority the application is therefore considered acceptable on highway safety grounds.

The proposed paving and front wall would give a satisfactory appearance to the development and would not harm the visual amenities of the site or surroundings. There would be no significant impact on residential amenity.

Therefore subject to the conditions recommended by the Highway Authority the proposed hardstanding and vehicular crossover is considered acceptable.

The site is not identified as contaminated and an informative is considered adequate to inform the applicant of the potential risk.

**Recommendation**
The proposed vehicular access and hardstanding would assist in reducing on-street parking and not detract from highway safety or from the visual amenities of the site or surrounding area. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to:

1. Standard 3 year time limit
2. New access not to exceed 4.5 metres. Pedestrian visibility splays to be kept free of obstructions over 0.6m in height
3. Vehicular crossing to be constructed before driveway brought into use
4. Permission relates to approved plans:
   Drawing No:EXG.001 Existing Date Received:24 January 2012
   Drawing No:PL.001.A Proposed Date Received: 6 March 2012

INFORMATIVE

1. The applicant is advised to contact the West Sussex County Council to obtain a highway licence for the site access works. The relevant contact details are: Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB.
2. Precautionary contamination

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

Case Officer: Rebekah Smith Date: 8 March 2012

Authorised by: Jo Morin Date: 13 March 2012