# Development Control – Delegated Officer Report

**Application Number: ADC/0591/07** **Recommendation – Permit Application**

**Site:** **1 Pebble View Brighton Road Lancing West Sussex**

**Proposal:** **Additional parking space on forecourt**

**The Application**

The site is located within the built up area of Lancing, to the south of Brighton Road. The building is a two storey building, increasing to three storeys at the rear due to the drop in ground levels it has a pitched roof providing accommodation for four flats, 1-4 Pebble View. The building is set back from the highway by 19 metres with access from Brighton Road. There is hard standing to the front of the property which provides parking for 6 vehicles to serve the four flats, there is also landscaping and planting to the front of the building.

To the east of the site is Shopsdam Road, a private access track, beyond this is No. 64 Brighton Road a commercial property. The site is enclosed to the east by a 1.8 metre close boarded fence. To the south is the neighbouring residential property, 'The Boat House'. To the west is a two storey dwelling which is built onto the boundary which is set forward closer to the highway than No. 62 Brighton Road.

Permission was granted in July 2007 for two garages to be built over two of the existing parking spaces for use by Flats 1 and 3, ADC/0275/07. Permission was also granted in September 2007, ADC/0487/07 to divide Flat 1, (a three-bed maisonette) into a two bed flat at ground floor level and a one bed flat at lower ground floor level.

This application seeks consent for an additional parking space to the front, north, east of the site, adjacent to the existing row of three spaces. This will involve the removal of some of the existing landscaped, lawn area which is to the front of the site. In total it is proposed that there will be 7 parking spaces at the site to serve 5 flats, the 5th flat being the one bed unit created as a result of permission being granted for ADC/0487/07 to divide Flat 1 into two individual units.

**Consultations and Representations**

***County Transport Planning Services: -*** The provision of a further car parking space may lead to a slight increase in traffic movement to and from the access to Brighton Road. Subject to the vegetation on the western flank of the site (currently obstructing visibility) being trimmed back no highway objection is raised. A suitable condition to ensure this should be attached.

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

**Relevant Planning Policies and Guidance**

West Sussex Structure Plan 2001-16 (2005): ERA 1, NE1, DEV1, DEV4-5,
Adur District Local Plan 1993-2006 (1996): AG1,
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

**Planning Assessment**

***Policies***

Policy DEV1, entitled high quality development, states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities; have regard to context including site characteristics, townscape/streetscape, views into and out of the site and building styles/materials; give high priority to pedestrians and reduce dominance of cars; create a high quality socially-inclusive adaptable environment; protect an enhance biodiversity; ensure energy efficiency and meet the needs of service providers.

Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling; and the number and impact of motorised journeys is minimised. DEV5 states that 'Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative.'

***Visual Amenity***

The proposed additional parking space will result in the reduction in some of the landscaped, lawn area to the front of the site. However there will still remain a substantial amount of soft landscaping to the front of the site which

will soften the impact of the increased level of hard standing. It is not considered that the loss of this small amount of grassed area will have any adverse impact on the visual amenities of the surrounding locality and street scene.

***Residential Amenity***

As existing there are six parking space to the front of the site with access from Brighton Road, the increase in the number of parking spaces by one is not considered to create any significant noise and disturbance which would have any adverse impact on the occupiers of the surrounding properties.

***Parking and Access***

The Council's parking standards state that the maximum parking standard for 5 flats is 8 parking spaces. The proposal would result in a total of 7 parking spaces. It is considered that this level of parking is acceptable in this case to provide additional parking for the additional flat granted permission under ADC/0487/07. This level of parking does not exceed that the maximum parking standards. The site is located within a sustainable location in close proximity to local amenities and public transport links. Cycle parking is also provided for the flats to the front of the building. The Highways Authority have no objection in this case subject to the vegetation on the west of the access being trimmed back to improve visibility, a condition is attached in accordance with this requirement.

**Recommendation**

APPROVE for Reason that: -1PPii

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2. Prior to commencement of development, the vegetation adjacent to the existing vehicular access to Brighton Road shall be cut back to provide a visibility splay of 2.4 x 70 metres to the west, details of which shall be submitted to and approved by the Local Planning Authority.
   Reason: - In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV 4 of the adopted West Sussex Structure Plan.

Case Officer....H Barker.....Date..25/10/07 MA