Development Management - Delegated Officer Report

Application Number: AWDM/1566/24 Recommendation – APPROVE

Site: 30 Manor Road, Lancing, BN15 0HB

Proposal: Proposed widening of existing dropped kerb/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 a two storey, thatched roof, semi-detached dwelling within the North Lancing Conservation Area. The area is on rising ground and the application site sits on a slope above the pavement.

The property is on the north side of the road, and the dwelling faces south onto Manor Road. An integral garage is contained withing the west section of the house, and faces onto the road. An existing driveway leads from the existing vehicular crossover to the garage. There is a low boundary wall to the front of the site abutting the pavement, with shrubs behind.

The adjoining part of the dwelling is no. 3 Fircroft Avenue (also thatched) which has a lynch gate entrance facing Fircroft Avenue. The vehicular access to no. 3 is also on Fircroft Avenue.

Proposal:

Permission is sought to:-

- Widen the existing crossover to the front of the property from 2.7m wide to 4.5m wide

Relevant History: None

Representations: Lancing Parish Council: This application was reviewed and discussed by LPC planning committee on 08.01.25 and it was resolved to support this application.

Consultations:

<u>WSCC Highways</u>:

The proposal is for the widening of an existing vehicular crossover. The site is located on Manor Road, a C-classified road subject to a speed restriction of 30mph.

The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The applicant has demonstrated vehicular visibility splays of 2.4m x 43m in both directions of the access point on to Manor Road, in accordance with Manual for Streets guidance for a 30mph speed restriction. In addition the proposed access exhibits suitable pedestrian visibility spays of 2m x 2m either side of the access.

The parking area is suitably sized, however on-site turning does not appear achievable, so cars may have to exist the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 115) and that there are no transport grounds to resist the proposal.

From inspection of local mapping, there are no apparent visibility concerns with the proposed vehicle access point. There is sufficient space on the proposed driveway to accommodate at least one car parking space.

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 2024

Planning Assessment

Principle:

The proposal comprises the widening 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:

Google maps show that in 2015 and 2018 the area between the front boundary wall and the garage was being used for the parking of a car, on the grassed area. Subsequent to that time the grassed area has been hardsurfaced, but the low boundary wall to the pavement is still in place and there are still shrubs behind. It is considered that the works that have taken place still compliment the character of the Conservation Area.

The widening of the existing crossover will not require any changes to the opening to the property, but a section of the grass verge to the front of the property will need to be removed in order to facilitate the widening of the dropped kerb. However, there will still be a reasonable amount of grass verge remaining to continue to contribute to the visual amenities and the character of the Conservation Area.

The County Highways team do not raise any objections to the widening of the crossover, and the Parish Council support the application

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: 06.02.2025

Authorised by: Peter Barnett Date: 6 February 2025