~~Re 14/4/08~~
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14/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0296/08 **Recommendation – Permit Application**

Site: **74 First Avenue Lancing West Sussex BN15 9QF**

Proposal: **Vehicular access**

The Application

The site is located within the built up area of Lancing, a terraced two storey property within a street of similar surrounded by residential. There are many other examples of properties within the street which have dropped kerbs with hard standing to the front used for parking.

Permission is sought for an additional dropped kerb to the front of no. 74 First Avenue to allow off street parking.

Consultations and Representations

Third Parties: - No third party representations have been received.

West Sussex County Council: - Advice is given that there are no highway safety concerns with this application in principle. There are high levels of on-street parking on First Avenue which could restrict visibility, however a number of other dwellings along this road benefit from similar vehicular accesses without reported incident. Pedestrian visibility splays of 1 metre by 1 metre will be adequate in this case.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan (ADC 1995): AG1, AH7

Planning Assessment

Policies

Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Highway Safety and Access

First Avenue is a classified road which is heavily parked. Many of the properties have converted their front gardens to hard standings served by new dropped kerbs in order to ease the pressure.

The County Transport Services have raised no concerns over this proposed vehicular access subject to visibility splays. It is therefore considered that this proposal is acceptable and will not conflict with structure plan policy DEV4-5.

Visual Amenity, Character & Appearance

Whilst replacement of the front garden with vehicle parking is unlikely to improve the visual amenity or street scene of the area, it will assist in alleviating an existing car parking problem by both reducing the need for on-street parking, and creating additional space (in front of the new crossover) where on-street parking can no longer occur.

As mentioned above there are numerous other properties that have similar parking arrangements within this street therefore the application is not considered to be so out of character with the area as to warrant refusal of the application on this basis.

Recommendation

APPROVE for reason that :- 3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F – amended....splays shall be 1 metre by 1 metre on each side of the access.

Case Officer.....Date.....17/7/08 PB 17/7/08