Development Management - Delegated Officer Report

Application Number: AWDM/1677/20 Recommendation – APPROVE

Site: 27 First Avenue, Lancing, BN15 9QG

Proposal: Provision of vehicular access and hardsurfacing

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is a two-storey middle of terrace dwelling, located on the east side of First Avenue. Currently there is a hedge across the front boundary with the pavement plus other planting within the garden.

The street scene comprises predominantly two-storey terraced dwellings, many of which have provided a vehicular crossover to their properties and hardsurfacing on the front amenity land.

Proposal:

The application seeks permission to provide a 6m wide dropped kerb off First Avenue to the front of their property and to provide hardsurfacing on the whole of the front amenity land to provide car parking

Representations: Lancing Parish Council: No objections

Consultations:

WSCC Highways:

The proposal is for a 6m wide dropped kerb onto First Avenue. The proposed vehicle crossover will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. From inspection of the plans and local mapping, vehicular visibility at the proposed access appears suitable for the road speeds in this location.

Regarding parking, the proposed area of hardstanding is of sufficient size to allow for two off-street car parking space. On-site turning may not be achievable, so vehicles may have to exit the site in a reverse gear. However, the LHA does not anticipate that this would give rise to a severe safety concern, given the good forward visibility along First Avenue in this location.

In conclusion, 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. 109), and that there are no transport grounds to resist the proposal.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The front hedge and other planting will be lost in order to achieve the car parking required. No boundary will thereby be at the front of the property. Whilst this is unfortunate, it is a recurring theme with regards to vehicular crossovers and hardsurfaces along First Avenue. Indeed no. 23 just two doors away have undertaken the same works to their property, in fact many others have done just the same.

The proposed dropped kerb is thereby not considered out of character within the street and the hardsurfacing is also not considered to negatively impact on the visual or residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendments

2. Vehicular crossover licence

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

Case Officer: Eve Hearsey Date: 29.04.2021

Authorised by: Peter Barnett Date: 29 April 2021