Expires 26/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0604/07 **Recommendation – Permit Application**

Site: **28 Cokeham Road Sompting Lancing West Sussex**

Proposal: **Vehicular access**

The Application

The application site is a semi-detached bungalow located on the north side of Cokeham Road, Sompting. The property fronts a classified road with similar semi-detached bungalows either side.
This proposal seeks permission to install a 4 metre wide dropped kerb and frontal hardstanding on the eastern side of the property to provide off-street parking.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	Requests that the hardstanding is amended to provide a turning area so that 2 vehicles can enter/exit the site in a forward gear. A 5m access adjacent to the public footpath is required to aid vehicles exiting the site.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV4

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'.

Parking and Access

The plans as submitted showed a 4 metre wide access to an 8 metre deep and 4 metre wide hardstanding. Highways have requested that a turning area is incorporated into the scheme to allow vehicles to exit the site onto the main road in a forward gear. A subsequent amended plan was received including a 5 metre wide turning space to the south west of the hardstanding. Highways have been re-consulted and wish for the parking area to be widened from 4 metres to 5 metres in width to aid vehicles exiting when turned. When compared to the standard car width of 1.8 metres it is considered that a 4 metre access width in the boundary wall is sufficient to allow adequate egress. It is noted that the majority of other properties have smaller exits at around 2.6 metres to their large hardstandings. Indeed the largest in the street is the 4 metres proposed by this application.

The north side of Cokeham Road features similar semi-detached bungalows, many of which have vehicular accesses to frontal hardstandings. Street parking is available all along the road but is not intensely used. This proposal will offer no highway safety concerns now a turning area has been incorporated and is in line with other accesses in the area. It thus corresponds with Structure Plan policy DEV4.

Recommendation

APPROVE for reason that :-

3PP (remove: '...AT12 of the ADLP...)

Subject to:

1. C1Ci
2. C14Ai '...received on 5 November...Reason:...having regard to policy DEV4 of the WSSP.'

Case Officer:.....

Date:.23/11/07.

CA