Development Management - Delegated Officer Report

Application Number: AWDM/0941/25 Recommendation – APPROVE

Site: 30 Grinstead Lane, Lancing, BN15 9DY

Proposal: Vehicle crossover 4m wide to front (east) of the property

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 semi-detached, chalet style bungalow with an existing gravel front amenity area. Forward of the property there is a tarmacked pavement with a grass verge adjacent to the highway Grinstead Lane.

This section of Grinstead Lane is characterised by predominantly semi-detached and detached bungalows, many of which have existing vehicular crossovers and parking on their front amenity areas.

Proposal:

Permission is sought to:-

- Provide a vehicular crossover to the front (east) of the property 4m wide

Relevant History:
AWDM/0586/23 Proposed vehicular access **Approved 20.07.2023**

Representations: Lancing Parish Council :

Consultations:

WSCC Highways:

The application seeks the construction of a 4m wide vehicle crossover to facilitate access to off-street parking.

The preceding application at this site sought a similar proposal to this current application.

There are no apparent visibility issues with the proposed point of access onto Grinstead Lane. The proposed works will be subject to a licence obtained through

the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact in this location, owing to acceptable levels of visibility either side of the proposed access.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

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 provision 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:

The majority of properties within Grinstead Lane have VCO's, therefore they are part of the character of the street scene. Therefore, the principle the creation of a further VCO will be acceptable

The WSCC Highways have raised no objection to the proposal.

The proposal would not be out of character with the street scene, and given that many of the properties within the area are using their front amenity area for the use of parking, it would be difficult to resist this application.

Further, it is noted that a planning permission was gained for a vehicle crossover in 2023, and appears to be extant.

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: 09.10.2025

Authorised by: Peter Barnett Date: 10 October 2025