Expires 19/12/07.

Development Control – Delegated Officer Report

Application Number: ADC/0652/07 **Recommendation - Application Permitted**

Site: **54 Boundstone Lane Lancing West Sussex BN15 9QP**

Proposal: **Vehicular access**

The Application

The application site is a semi-detached bungalow located on the east side of Boundstone Lane, Lancing. The property features no extensions and a large front garden.
This application seeks permission to install a vehicular access to a small hardstanding 6 metres in depth and 5.7 metres in width.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	Require an amended plan showing an onsite turning space and pedestrian visibility splays.

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

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'.

Access and Parking
A number of vehicular accesses to frontal hardstandings have been constructed in the street. The neighbouring semi-detached house has converted the entire front garden over to a hardstanding. The proposal is for a 3 metre wide dropped kerb and crossover with a 4.8 metre wide break in the 0.7 metre high boundary wall. The hardstanding is intended to be 5.7 metres in width and 6 metres in depth, however following the advice of Highways this has been extended to 6.5 by 6.5m to allow for the turning of vehicles off the highway and to enable them to exit in a forward gear. A 2.5 metre segment is added between the hardstanding and the front porch to aid this turning. The proposal thus corresponds with the above structure plan policy.

Recommendation

APPROVE for reason that :-

3PP remove '...AT12 of the ADLP and...'

Subject to:

1. C1Ci
2. C14Ai:'... received on 21 November 2007...'
3. C9F '.. Not exceed 5m in width and..'

Case Officer:.....

Date:23/11/07.