Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0758/11

Site: **31 Manor Road Lancing West Sussex BN15 0PH**

Proposal: **Vehicular Access**

Date of site visit: 11.10.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal
The application house is the northern half of a pair of semi-detached 1930's houses, located on the west side of the (classified C) road, directly opposite the Lancing Manor Park.

Permission is sought for the conversion of the small front garden into a hardstanding, with block paving, using a drain and soakaway for surface water drainage, and the creation of a vehicular access 3m wide towards the north side of the frontage.

The dwelling is currently bounded to the front and south side with a 0.6m low black wall with a 1.8m high hedge behind. The applicant seeks to retain an amount of the boundary on either side of the proposed access.

Consultations and Representations

West Sussex County Council: The Highways Officer states that a site visit was undertaken on 1st October 2011, and from an inspection of the site, visibility was considered acceptable when applied to the latest standards. A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

Having regard to the changes in design guidance, no objections would now be raised to this proposal from the highway point of view subject to a condition requiring that the access be constructed in accordance with the approved drawing.

Lancing Parish Council: No objection.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG13 'Transport' (DCLG 2011)
Manual for Streets (DCLG 2007)

Planning Assessment

Policies
Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street. Off street parking includes parking within a curtilage (on plot) or in off street parking areas (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

Access and Parking
The crossover would be 3m in width, and there is space on either side of it (including the shared access part to the north) for adequate visibility splays provided the existing hedges are trimmed back to below 0.6m in height. There are a number of other vehicular accesses further to the south on this road, and the proposals will therefore not be out of character.

West Sussex County Council have made no objection to the principle of the vehicular access on this property or to the resultant reversing manoeuvres from the site. The access would result in one less car parking on the street in close proximity to the bend in the road, and main vehicular access to the Leisure centre directly opposite.

Recommendation

APPROVE for the reason that:

3PP

Subject to conditions:

1. C1Ci (Standard time limit)

2. C9F (Visibility splays to be provided and retained) amended to 1.5m
3. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex, BN13 3UR.
Reason: In the interest of highway safety.
4. C1E3
Title: 1:50 Block Plan. Date Received: 04.10.11.
Title: 1:1250 Site Location Plan. Date Received: 04.10.11

Is recommendation contrary to letter(s) of representation? No

Case Officer: Carlos Hone Date: 03.11.11.

Authorised by: Date: