Development Management - Delegated Officer Report

Application Number: AWDM/0756/19 Recommendation – Approve

Site: Unit 1-2, 39 Chartwell Road, Lancing Business Park, Lancing

Proposal: Widening of existing vehicular access and new 2m high palisade fencing along eastern and southern boundary

Date of site visit: 23 May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to industrial premises on the Lancing Business Park. Permission is sought to widen the existing access into the Rabbit site at 37 Chartwell Road by removing a small area of pavement and realigning a retaining wall and fence across part of the forecourt of Smiths News at 39 Chartwell Road in order to widen the angle of the splay at the junction of the access with Chartwell Road.

Relevant Planning History

Numerous applications but none considered to be directly relevant

Consultations

West Sussex County Council: The **Highways Authority** has no objection but advises that vehicle cross over licences are generally not granted on applications over 6.4m.

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
National Planning Policy Framework (February 2019)

Planning Assessment

Visual amenity and highway issues

The alterations will not have a harmful impact on visual amenity. The site is within an industrial estate and the existing wall and pavement on this junction shows sign of damage from vehicles driving across it. The widening of the

access will improve vehicle manoeuvring at this corner to the benefit of highway safety.

The proposed palisade fence will not be out of keeping as there are examples of that type of fence in the area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Vehicle crossover informative

Case Officer: Peter Barnett Date: 11 June 2019

Authorised by: Gary Peck Date: 11 June 2019