Development Control – Delegated Officer Report

Application Number: AWDM/0020/18 Recommendation – APPROVE

Site: 45 First Avenue, Lancing, BN15 9QG

Proposal: Proposed vehicular access.

Date of site visit: 11.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

No. 45 is a two storey middle of terrace dwellinghouse, within a street characterised by two storey, terraced, dwellinghouses, many of which have existing vehicular accesses onto their front garden areas. There is limited on-street parking available.

The application relates to the provision of a vehicular crossover to be gained off First Avenue to the residential property no. 45.

Relevant Planning History: None

Consultations:

WSCC Highways

Pedestrian visibility splays have not been demonstrated from the driver's eye; however these splays, if drawn would extend into third party land and could therefore not be maintained in perpetuity. The LHA would advise that any future boundary treatment is kept to a height of no more than 0.6m. Visibility along First Avenue is generally good.

It is unclear whether the proposed access would be obstructed by the lighting pole located slightly north of the access. If a turn into the proposed access is hindered by the location of the lighting pole, it will be the responsibility of the applicant to liaise with the necessary parties to organise the moving of the lighting pole and to cover the cost of the relocation. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (Paragraph 32), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application the following informative should be secured:

INFORMATIVES

The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works if necessary

The applicant is advised to contact the Highway Licensing Team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations:

Lancing Parish Council:
No objections

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 “Extensions and Alterations to Dwellings”
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

On street parking is at a premium within the road, and many of the properties have an existing vehicular access and parking area to the front of their dwellings. Therefore, the creation of a further vehicular access will not be out of keeping in the locality. Indeed, the property has no existing front boundary wall; thereby the removal of the boundary wall to facilitate the access will not be required. There will be very little change, if any, to the layout of the front of the property to enable this parking solution.

Residential Amenity

It is not considered that the new access would have any material impact of the residential amenities of the neighbours. The street has already seen the introduction of vehicular crossovers, and an additional one would be in keeping with the locality.

Parking and Access

West Sussex Highways do not have any objections to the proposal on highways safety grounds.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without revision
2. The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works if necessary.
3. The applicant is advised to contact the Highway Licensing Team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
4. The applicant is advised that for the purposes of visibility any future front boundary treatment is kept to a height of no more than 0.6m.

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

Case Officer: Eve Hearsey Date: 15.02.2018

Authorised by: Peter Barnett Date: 19 February 2018