Development Management - Delegated Officer Report

Application Number: AWDM/0719/19 Recommendation – APPROVE

Site: 56 Boundstone Lane, Lancing, BN15 9QP

Proposal: Vehicular access

Date of site visit: 13.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is positioned on the east side of Boundstone Lane and is a semi-detached bungalow dwelling.

The proposal seeks permission for a dropped kerb off Boundstone Lane and a hardstanding area on the front garden area.

Representations: Lancing Parish Council : No objection

Consultations:

WSCC Highways

This proposal is for the construction of a vehicular crossover (VCO) and hard surfacing of front garden to provide off-street parking. The site is located on Boundstone Lane, a C-classified road subject to a speed limit of 30mph.

Access and visibility
The proposed plans indicate that the proposed VCO will be approximately 3m in width. A licence will be required for the proposed access works and the VCO must be constructed to a specification agreed with the Local Highway Engineer.

The applicant has not provided vehicular visibility splays' however visibility appears sufficient for the anticipated road speeds in this location. There is no evidence to suggest that the road network is operating unsafely or that the addition of a single VCO would exacerbate an existing safety concern.

The proposed plans demonstrate pedestrian visibility splays, however these do not appear to have been drawn to WSCC standards. Pedestrian visibility splays should be taken 2m on each side of the access. There should be no obstructions over 0.6m within these splays. Details of pedestrian visibility can be secured via condition.

The area of hardstanding will allow for at least 2 vehicles to be parked on site. There does not appear to be sufficient room for on-site turning to be achievable, so

vehicles may have to exit onto Boundstone Lane in a reverse gear. However, neighbouring properties operate similar arrangements without evidence of safety concern.

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 NPPF (Para 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied.

Conditions

Access
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.
Reason: In the interests of road safety.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2m x 2m have been provided either side of the proposed site vehicular access onto Boundstone Lane in accordance with plans and details to be submitted to and approved in writing by the LPA. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6m above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Informative

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also/obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2018

Planning Assessment

Principle

The application proposal comprises the provision of a hard surfaced area and a dropped kerb and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The street scene comprises many properties which have a dropped kerb and parking on their former front garden area. Thereby the addition of a further access will not be out of keeping with the locality. Further, in this instance, the plans show there will be a planted bed at the boundary which will help soften the frontage.

Residential amenity

The provision of a vehicular access and hardsurfacing is unlikely to result in a loss of residential amenity to neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Access
4. Pedestrian Visibility

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

Informative:-

1. Approved without amendment
2. Vehicle Crossover – Minor Highway Works

Case Officer: Eve Hearsey Date: 01.07.2019

Authorised by: Peter Barnett Date: 2 July 2019