Development Management – Delegated Officer Report

Application Number: AWDM/630/17 Recommendation – APPROVE

Site: 82, First Avenue Lancing, West Sussex

Proposal: Provision of vehicular access and hard surfacing.

Date of site visit: 13.06.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a mid terrace two storey dwelling house in a street of similar within First Avenue, Lancing. As existing there is front garden area at the dwelling enclosed by a front low level dwarf garden wall. There is no dropped kerb and a grass verge is located to the front of the property.

Permission is sought for a vehicular access the proposed plans show the frontage of the dwelling to be block paved with the side wall retained. The dropped kerb, cross over is shown as 4.6 metres wide.

Consultations

WSCC: The Highway Authority has commented as follows:

This proposal is for a vehicle crossover (VCO) and associated hard standing area at the above address. First Avenue is a 'C' classified road with a 30mph speed limit in this location.

An inspection of local mapping establishes that there appears to be no apparent visibility issue at the proposed point of access onto First Avenue. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no personal injury accidents in the vicinity and there is no evidence to suggest that the local road network is operating unsafely.

Although a turn on-site would be preferred to enable a vehicle to exit onto the carriageway in a forward gear it is clear that there is insufficient space to provide this. Local mapping demonstrates that neighbouring properties have similar arrangements in place with no evidence of any highway safety concerns.

The application form states that the hard standing area is to be constructed using block paving. This is in accordance with WSCC guidance which advises against the use of gravel due to potential overspill onto the public highway.

The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways.

In conclusion, it is not anticipated that this proposal would pose a highway safety concern and therefore the LHA does not wish to raise any objection. Should the LPA be minded to approve the application then the following informative should be included:

Informative:
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations: None

Lancing Parish Council: - Neither support or object to the proposal.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 16 (2016)
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access. Many other adjacent dwellings have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The formation of a vehicular access would result in the loss of some of the grass verge. The plans show the frontage to be hard surfaced to provide a parking area. This is considered to be permitted development as a soakaway and channel drain is provided. There are many examples within close proximity of the site of other vehicular accesses, including the adjacent, attached dwelling to the north. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety
The Highway Authority has given the advice set out above. The application is therefore considered acceptable in terms of highway safety. This is subject to the standard condition as referred to above.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans
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. There shall be no drainage of surface water from the property onto the highway.

Informatives:

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. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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

Case Officer: Hannah Barker Date: 13th June 2017c

Authorised by: Jo Morin Date: 14.06.2017