Expiry 8/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0350/07 **Recommendation – Permit Application**

Site: **75 Penhill Road Lancing West Sussex BN15 8HB**

Proposal: **Drop kerb along front of site**

The Application

The application site contains a double storey terrace house located on the northern side of Penhill Road. Conversion of the dwelling into two flats was refused by Council in 1973 (L/362/73).

The applicant proposes to drop the barrier kerb along the front of the dwelling presumably in order to remove the front garden and replace it with off-street parking for the residence (for which there is currently none).

The surrounding street scene consists of a mix of 2 – 3 storey terrace homes and flats. A number of the terrace homes, most notably 69 – 71 Penhill Road within close proximity to the west, have similar parking arrangements located at the front of those dwellings.

Consultations and Representations

The ~~County~~ Parish Council have stated no objection to the proposal.

The West Sussex County Council Highways Officer has advised that visibility along the road is suitable for on-site parking and is comparable with other similar proposals. In the event that the application is approved, Highways recommend that a condition securing pedestrian visibility either side of the crossover be imposed.

As part of the crossover licence, Highways further advise that access protection marking is likely to be required across the crossover in an endeavour to maximise visibility at the access point by deterring vehicles from parking within close proximity.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
T 4 (Car Parking)

Adur District Local Plan: AG 1 (General)
AT 12 (Traffic / Development)

Planning Assessment

The Appearance
Whilst removal of the garden and its replacement with a paved car parking area is unlikely to improve the visual amenity of the streetscape, it is consistent with similar development within close proximity to the site and assist in reducing the amount of on-street car parking that currently hinders efficient use of the street.

Effects on Neighbours
Whilst car noise and fumes will be brought closer to the front room of adjoining development, it is not considered to be an unreasonable impact on occupation and utilisation of those parts of the dwelling.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (3 year timeframe)
~~2. C9Ei (visibility splays)~~

Case Officer: D. Reynolds

Date: 24/7/07

CJ 24/7/07