Development Management - Delegated Officer Report

Application Number: AWDM/0718/15 Recommendation – Approve

Site: Land At 60 To 66 Busticle Lane, Sompting

Proposal: Application for a non-material amendment to previously approved AWDM/1404/12. Amendment: widen existing crossover by 3 metres and change fall on pavement level to match existing

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Planning permission was granted in 2013 for 6 houses in an L-shaped development with a terrace of 3 two-storey houses at the front facing the road and served by a new access off Busticle Lane, with 8 car parking spaces in front of the dwellings, and a second terrace of 3 two storey dwellings at the rear of the site, facing northwards and accessed from the existing accessway to Aspen Lodge (over which the site has a right of access).

This application seeks approval for a non-material amendment to widen the existing crossover by 3 metres (to 5.4m overall), to enable it to be centred on the new front parking area, and to change the fall on the pavement to match existing.

Relevant site history

As above

Consultations

West Sussex County Council – The ***Highway Officer*** has no objection.

Representations

No third party consultations were carried out.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The proposed amendment will have a minor impact on the street scene

Residential amenity

The proposed amendment will have no adverse impact on residential amenity.

Access and parking

The proposal will improve access to the parking area and will not cause a risk to highway safety.

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Site Plan and Block Plan received 19 May 2015

…….. existing planning permission AWDM/1404/12 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing 0564-PA-010 Rev B received 16 November 2012 in respect of the vehicular access only.

Is recommendation contrary to any representations? N/A

Case Officer signed: Peter Barnett Date: 12 June 2015

Authorised and signed by: Gary Peck Date: 12 June 2015