Development Management - Delegated Officer Report

Application Number: AWDM/1245/18 Recommendation – APPROVE

Site: 106 Crabtree Lane, Lancing

Proposal: Extension of existing vehicular access

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace property with vehicular access and hardstand to the property frontage. The existing access is limited to 2.1 metres wide with a wide grass verge to the property frontage limiting access and visibility. Consent is sought to increase the width of the verge from 2.1 metres to 6 metres.

Consultations

West Sussex County Council: Highways Authority

The existing access is shared with the neighbouring car sales garage. Local mapping indicates that the garage does not utilise this access as it appears blocked off from the site. The applicant has provided photographs of vehicles illegally parked on the verge and on the existing crossover which limits the manoeuvring space available to vehicles entering and exiting from the site. In this situation, the access width available for use by the application site is approximately 2.1m. The applicant proposes to increase the access from the boundary, to 6m in width to improve access to the site. This would have the added benefit of increasing safety for vehicles entering and exiting the site as this would prevent vehicles from parking on the verge illegally which reduces visibility and manoeuvrability space causing vehicles to cross the centre line when entering and exiting the site. The VCO would need to be constructed under licence to a specification agreed with the Local Highway Engineer.

Vehicular visibility splays have not been provided for the proposed widened access however, an inspection of WSCC mapping indicates that visibility appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site as result of the road layout. Therefore there is no evidence to suggest that the widening of the VCO would cause a safety concern.

No alterations to the existing parking arrangements are proposed, the site currently benefits from off- street parking for two vehicles.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), 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 applied:

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/

Representations

None received

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 (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area 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 and highway safety.

Assessment

There is an existing vehicular access and hardstand to the front of the property. In terms of visual amenity there will be no significant change to the character and appearance of the dwelling and street scene. The widening of the dropped kerb and loss of the grass verge will give rise to improved parking and access arrangements. Highway safety will be improved and the illegal parking of vehicles parking on the grass verge will no longer be possible therefore an improvement upon the existing arrangement. Visibility for the widened access is considered to be sufficient in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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 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.

Case Officer: Hannah Barker Date: 15th November 2018

Authorised by: Peter Barnett Date: 15 November 2018