Expiry Date - 15/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0469/10 **Recommendation – Permit Application**

Site: **44 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Vehicular access**

The Application

The application property is a semi detached dwelling on the west side of First Avenue. It has a low front wall across the front of the garden and a number of small shrubs within the garden. It is proposed to remove the wall and shrubs and to form a vehicular crossover with hardstanding for one car in the front garden.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objections.

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG13 'Transport' (DTLR 2001)
Manual for Streets (DCLG 2007)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street. Off street parking includes parking within a curtilage (on plot) or in off street parking areas (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

Access and Parking

The crossover will be 3m wide with adequate visibility splays either side. There are already a number of crossovers on this road, including immediately to the north and opposite and the proposal will not therefore be out of character in the street. The road suffers from high levels of on-street parking.

The County Transport Planning Officer has no highway objection to the proposal.

Recommendation

APPROVE for reason that :-

3PP

Subject to

1. C1Ci
2. C9Ai
3. C9F
4. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 21 December 2010:
   Location Plan, Layout Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 28 January 2011