Expiry Date – 13/11/2017

Development Control – Delegated Officer Report

Application Number: AWDM/0332/17 **Recommendation – APPROVE**

Site: **51 First Avenue**
Lancing

Proposal: **Vehicular access 3m wide with dropped kerb and the removal of whole of front boundary wall with parking in front garden (part retrospective).**

Date of site visit: 05.10.17

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No.51 is a 1930s style mid-terrace house and several others in the vicinity have vehicular crossovers with parking in the front garden. There would have been a grass verge along most of the length of this side of First Avenue but this has been mostly lost as most now have parking areas on the frontages.

Proposal

The removal of the front wall and parking area in the front garden was constructed at some point in the past and used without a dropped kerb and therefore the application is part retrospective. The proposed dropped kerb and pavement crossover would be 3m wide.

Relevant Planning History:

ADC/0466/07 Planning permission was granted for a vehicular crossover and following that in 2009, records show that there is an enforcement case relating to the use of the front garden for parking without a dropped kerb.

Consultations:

Lancing Parish Council: No objection
WSCC: No objection but usual informative.

Representations: None

Relevant Planning Policies

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7
National Planning Policy Framework (CLG 2012)

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National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The complete removal of the front wall and proposed crossover would not be dissimilar to others on nearby properties in the vicinity and the proposal would not therefore affect visual amenity adversely.

Residential Amenity

The proposal will result in less on-street parking but WSCC do not object. There would be no other effects on the residential amenity of nearby dwellings.

Recommendation

APPROVE subject to Conditions:-

1. Drawings
2. Standard time limit

Informative

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.

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

Case Officer: Sarah Foster Date: 06.11.17

Authorised by: Peter Barnett Date: 6 November 2017

Expiry Date – 13/11/2017