Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1049/11

Site: **84 Old Shoreham Road, Lancing, West Sussex BN15 0QZ**

Proposal: **Widening of existing vehicular access.**

Date of site visit: 13.12.11

Neighbours checked: Y

Proposal
The application dwelling is the western half of a pair of 1930's semi-detached houses located on the south side of this part of the A27 trunk Road, 50m to the west of the junction with Mash Barn Lane, and 25m to the east of the lay-by serving No's 68A – 80. The house is served by a concrete hardstanding to the front, with planting on the north east and south sides, and a concrete driveway to the side served by a 3m wide vehicular access shared with the adjacent house (No.82).

Permission is sought for an extension to the vehicular access by 2.5m to the east, to enable easier access to the hardstanding from the westbound carriageway of the A27.

The existing shared vehicular access is directly onto the A27 from the site and the adjacent house (No.82). Further to the east there are two accesses from 'Tempest for Cars' a car sales dealer (formerly petrol station). No's 80-68A all have vehicular access onto the adjacent lay-by. Further lay-bys to the west serve the majority of other dwellings on this side of the road up to the Lancing Manor roundabout.

Consultations

The Highways Agency: No objection. The applicant should be advised that vehicles should enter and leave the A27 Trunk Road in a forward gear.

Lancing Parish Council: Although there is no objection to the application as the proposal would ease access and egress from the property, the Committee was concerned about entering onto the A27 in close proximity to where speed restrictions change. The Committee would therefore support the application subject to the Highways Agency approval in this matter.

Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPG13 'Transport' (DTLR 2001)
PPS3 'Housing' (DCLG 2006)

Manual For Streets (DCLG 2007)

Planning Assessment

Highway safety
The site has recently had the main front wall removed and as such there are no visual interruptions to either side or directly onto the road from the proposed hardstanding area. Intervisibility between any vehicles exiting the site and pedestrians and/or vehicles on the A27 is therefore considered to be acceptable.

To the east of the junction with Mash Barn Lane is a speed change from 70mph (for cars) down to 40mph, however it is common that vehicles are still travelling at some speed near to the application site. Currently any vehicle wishing to enter the vehicular access serving the site has to turn acutely to get onto the hardstanding, due to the shared dropped kerb being on the west side of the frontage and due to the direction and speed of the traffic.

The Highways Agency have offered no objection to the proposals provided that vehicles leave the site in a forward gear. There is enough space at the front of the dwelling to enable vehicles to manoeuvre in such a way as to enable compliance.

Visual amenity
Visually the proposals would result in a more domesticated surface material for the hardstanding (block pavers) rather than the existing unsympathetic concrete slab. It is proposed to retain some planting to the sides as soakaway areas which would help soften the appearance of the frontage. It is therefore not considered that the proposals would detract from the appearance of the dwelling or the street as a whole.

Recommendation - Approve

The proposed vehicular access and hardstanding would not detract from highway safety nor conflict with the saved policies of the Adur District Local Plan (AG1).

Subject to:

1. Standard 3 year time limit
2. Hardstanding to be built in accordance with the approved plans.
3. Visibility splays to be provided and maintained.
4. Vehicles to enter and leave site in a forward gear, with adequate space being retained for manoeuvring on site.
5. Permission relates to approved plans:
   Drawing No: 1:1250 Site Location Plan. Date Received: 20.12.11.
   Drawing No: Proposed Vehicular Crossing. Date Received: 20.12.11.

Informative - Dropped kerb to be built in accordance with specification.

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

Case Officer: Carlos Hone Date: 03.02.12.

Authorised by: Jo Morin Date: 6 Feb 2012