Expiry Date - 22/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1077/22 Recommendation – APPROVE

Site: 40 Penhill Road Lancing West Sussex BN15 8HJ

Proposal: Vehicle access

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the southern side of Penhill Road. The property is part of a row of terraced properties. The property is set back from the highway with the hardstanding already in existence to the front of the property. There are boundary walls (Less than 1m high) sited to either side of the property at the front.

The area is a mix of residential and commercial properties.

Proposal

Planning permission is sought for a vehicular access onto Penhill Road. The proposed dropped kerb would be approximately 2.7m wide providing vehicular access to the existing concrete hardstanding. The existing hardstanding is made of brickwork which would allow surface water to drain into.

Relevant Planning History:

None.

Consultations:

WSCC Highways – No Objection (see additional comments with conditions)

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

Conditions
Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved block plan.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved block plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

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:

There were 11 adjoining properties notified about the planning application. At the time of writing this report no representations have been received.

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15 – Quality of the Built Environment and

Public Realm, Policy 18 – Sustainable Design Policy 28 – Transport and

Connectivity.

‘Supplementary Planning Guidance Development Management Standard

No.2 ‘Extensions and Alterations to Dwellings’’.

National Planning Policy Framework (February 2019)

Expiry Date - 22/08/2022

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on highway safety and the visual and residential amenities of the locality.

Visual Amenity

There are many examples of vehicle crossovers of the same or similar dimensions within the existing street scene and the proposal would not have any adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The proposed vehicular access would not affect the residential amenities of adjacent occupiers, most of which benefit from similar arrangements.

There would be no detrimental impact on residential amenity.

Highways safety and Parking

The parking arrangements to the front of the property remain unchanged as the hardstanding is already in place. This consideration is for the dropped kerb to the front of the hardstanding onto Penhill Road.

WSCC Highways have confirmed that subject to the vehicular access being implemented in accordance with a licence to be obtained from them they have no objections to the proposal. The proposal would not have an unacceptable impact on highway safety and there are no transport grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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.

Expiry Date - 22/08/2022

2. Vehicle Crossover – Minor Highway Works

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

Case Officer:	Jenni Price	Date: 10/08/22
Authorised by:	Gary Peck	Date: 10 August 2022