Development Management - Delegated Officer Report

Application Number: AWDM/1294/21 Recommendation – APPROVE

Site: 98 First Avenue, Lancing, BN15 9QE

Proposal: Proposed vehicular access and hard surfacing

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of First Avenue, Lancing, and is a two storey, semi-detached, hipped roof dwelling with a small front amenity area.

Neighbouring properties no.'s 96 and 100, both have vehicular accesses to their properties and have hardsurfaced their front amenity areas to provide a car parking area. Indeed, many other properties have done the same, which thereby means that on-street parking has been reduced due to the number of dropped kerbs.

Proposal:

The proposal seeks permission to provide a dropped kerb at the front of the property measuring 5.5m wide.

The whole of the front amenity area will be hardsurfaced and drainage to the site will be across the front edge next to the pavement.

Consultations: WSCC Highways

The application proposes a 5.5m wide dropped kerb onto First Avenue. The proposed VCO will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer.

From inspection of the plans and local mapping, there are no apparent visibility issues with the proposed point of access onto First Avenue.

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 NPPF (para 111) and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, an informative regarding the licence should be applied.

Representations: Lancing Parish Council : No comment

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed vehicular crossover and the hardsurfaced amenity area will be in accordance with so many others within the street that it will be in character with the locality.

Whilst it is regrettable that there will be no surviving landscaping on the site, there will be a surface water drainage system at the edge of the hardsurfacing next to the pavement.

Further, so many of the neighbouring properties have already hardsurfaced the frontage of their properties and have not allowed for any landscaping on them either.

An email from the applicant indicates that the hard surfacing will be beta silver haze block paving.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

2. VCO Licence

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

Case Officer: Eve Hearsey Date: 16.09.2021

Authorised by: Peter Barnett Date: 16/9/21