# Development Management – Delegated Officer Report

**Application Number: AWDM/0986/15 Recommendation – APPROVE**

**Site: 99 First Avenue Lancing**

**Proposal: Vehicular crossover**

**Date of site visit:** 28.07.15

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The site relates to a semi-detached bungalow in a street of similar within the northern end of First Avenue, Lancing. The dwelling is located to the north of the Lancing Manor roundabout. As existing there is hard surface to the front of the dwelling with parking space for one vehicle which at the time of visiting the site was being used. There is no dropped kerb and a grass verge is located to the front of the property. There is also a front garden area and a hedge to the front boundary with dwarf wall.

Permission is sought for a vehicular cross over, the proposed plans show the parking area surface to remain as existing. Tarmac is proposed to the property frontage to facilitate the access with a 4.5 metre wide dropped kerb. There is an existing lamp post to the south of the access which is to remain. The plans also show a 0.6m high visibility splay.

**Consultations**

**WSCC:** The Highway Authority has commented as follows:

The proposal is for a vehicular crossover onto First Avenue. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto First Avenue that can be remedied within the applicant's control. There is a low risk of highway safety issues with this proposal.

There are no highway safety concerns with this proposal.

It is recommended that a condition be attached stating that no part of the development shall be first occupied until a pedestrian visibility splay of 2 metres by 2 metres have been provided to the south of the proposed site vehicular access onto First avenue in accordance with plans and details submitted to an approved in writing by the LPA. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level or as otherwise agreed.

**Representations:** None

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

**Planning Assessment**

**Residential amenity**
There would be no significant impact on residential amenity as a result of the proposed vehicular access. Many other adjacent dwellings have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

**Visual amenity**
The formation of a vehicular access would result in the loss of some of the grass verge. The property frontage has already been hard surfaced and in this case is permitted development therefore this is not for consideration in this case. There are many examples within close proximity of the site of other vehicular accesses. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

**Highway safety**
The Highway Authority has raised no concerns. The application is therefore considered acceptable in terms of highway safety. This is subject to the condition that the visibility splays shown on the approved drawings are kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.

It should be noted that although the highway comments received from WSCC dated 31st July 2015 state that a condition should be attached with regards to visibility splays referring to plans and details being submitted to and approved in writing by the LPA. The case officer has discussed this with the Highways Authority in relation to the plan submitted with the application entitled 'WSCC approved layout – all new works shown in RED' which shows the visibility splays. It has been agreed that no such condition is therefore required and no further details are required to be submitted and approved. A condition is however attached to state that these splays should be retained at all times.

**Recommendation**

**Approve**

**Subject to Conditions:-**

1. Standard time limit 3 years
2. Permission relates to approved plans

3. The visibility splay as shown on drawing: - 'WSCC approved layout – all new works shown in RED – Scale 1:200' received 6th July 2015 shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Informatives:

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.

2. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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

Case Officer: Hannah Barker Date: 10th August 2015

Authorised by: Jo Morin Date: 18.08.2015