Expires 4/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0132/07 **Recommendation – Permit Application**

Site: **70 Kingston Lane Shoreham-by-Sea West Sussex BN43 6YQ**

Proposal: **Vehicular access**

The Application

The application site is a semi-detached bungalow on the west side of Kingston Lane, Shoreham. The applicant is applying for permission to install a 6 metre wide drop kerb central to the front of the property that will lead to a large frontal hardstanding bounded by existing 0.6 metre high walls. Kingston Lane is a classified (C) road.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No Objections but recommend that the access be reduced to 3 metres in width and be located on the southern boundary of the site, and the walls be conditioned not to exceed 0.6 metres in height.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AT12

Planning Assessment

In principle there are no major concerns with this proposal. With the exception of the immediate two neighbours, the vast majority of properties along Kingston Lane have vehicular accesses. Although there is on-street parking fronting the property and a small tree on the verge to the north, there is generally good visibility in both directions due in part to the straightness of the road.
The West Sussex Highways Consultant is of the opinion that the access width of 6 metres is excessive for a single dwelling and should be conditioned not to exceed 3 metres. A further condition would also need attaching restricting the boundary wall to a maximum 0.6 metres in height so that optimum visibility is maintained when exiting the property.
It was also recommended that the access should ideally be located on the southern boundary of the property in order to negate any visibility problems caused by the tree. However, due to its high branch level it is not considered that this tree is of sufficient obstruction to warrant enforcing the movement of the access. A central access to the site is therefore considered acceptable.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci: (standard time limit)
2. C9Ai: (pavement crossing details)
3. C9F: (visibility splays for individual access to be provided and maintained)

Case Officer:.....

Date: 11/4/07.....

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