Expiry Date - 06/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0244/10 **Recommendation – Permit Application**

Site: **56 First Avenue Lancing West Sussex BN15 9QF**

Proposal: **Vehicular access (retrospective)**

The Application

The application property is a terraced dwelling on the west side of First Avenue. Retrospective permission is sought to construct a vehicular crossover. A hardstanding is also under construction on the front garden which has a soakaway adjacent to the house.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objections

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG13 'Transport' (DTLR 2001)
PPS3 'Housing' (DCLG 2006)
Manual for Streets (DCLG 2007)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street. Off street parking includes parking within a curtilage (on plot) or in off street parking areas (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

PPG13 states that LPAs should give priority to people over ease of traffic movement and provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses.

Access and Parking

The crossover will be 7m wide and 2m x 2m wide visibility splays are included. First Avenue contains a large number of properties with vehicular crossovers, including the adjacent dwelling to the south, and the proposal will not therefore be out of character in the street. The proposal would also assist in reducing on street parking on this busy road.

The County Transport Planning Officer has no highway objection to the proposal.

Recommendation

APPROVE for reason that :-

The proposed vehicular access assists in reducing on-street parking and does not detract from highway safety nor conflict with policy AG1 of the Adur District Local Plan

Subject to

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1. C1Ci
2. C9F (amended) Visibility splays of 2 metres by 2 metres on each side of the junction with the public highway shall be retained and kept free from obstruction.....
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan date stamped received 12 July 2010
   Proposed layout stamped received 12 July 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 23 August 2010