Expires 30/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0388/08 **Recommendation – Permit Application**

Site: **73 Penhill Road Lancing West Sussex BN15 8HB**

Proposal: **Vehicular access**

The Application

The application site is a mid-terrace house located on the north side of Penhill Road, Lancing. The property has a small front garden bounded by low rendered walls and shrubbery. Many of the nearby houses have converted their front gardens into hardstandings for off-street parking.
Permission is sought to install a 3m wide dropped kerb at the front of the house to allow off-street parking at No.73 Penhill Road.

Consultations and Representations

Consultations/Comments

County Planning Officer (Highways)	No objection subject to the inclusion of pedestrian visibilty splays alongside 2m by 43m splays.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV4-5

Planning Assessment

Policies
Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Access and Parking
The north side of Penhill Road has an abundance of street parking punctuated by pockets of dropped kerbs. Many of the properties nearby have recently installed dropped kerbs to allow off-street parking fronting their houses. In particular, a number immediately to the west of the applicant's house have dropped kerbs and frontal hardstandings including the neighbours at both 71 and 75. There is therefore a clear precedent for a dropped kerb at No.73.
County Highways have raised no objection subject to the addition of conditions requiring 2m by 2m pedestrian visibility splays and 2m by 43m regular visibility splays. Given the small size of the frontage it is considered that the pedestrian visibility splays condition, with its requirement for no obstruction higher than 0.6m (identical to the other condition), is sufficient to cover all aspects of highway safety resultant of this application.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F



Case Officer:.....

Date:19/9/08

PB 19/9/08