Development Management – Delegated Officer Report

Application Number: AWDM0680/17 Recommendation – APPROVE

Site: 28 Grinstead Lane, Lancing, West Sussex

Proposal: Vehicular access

Date of site visit: 13.06.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached chalet bungalow with front hard landscaped garden, and low level front dwarf wall. The property is towards the northern end of the road toward the Lancing Manor roundabout, on the west side of the road. There is a grass verge to the property frontage and a bus stop.

Consent is sought for a vehicular access from Grinstead Lane to the property frontage. The access is shown on the submitted plans as being 6.3 metres wide. Some planting is to be retained at the site with block paving installed.

It should also be noted that there is another current application AWDM/0768/17 for the same site. This is for consent for the demolition and rebuilding of a detached garage to the rear of the site and associated hardstand. There is an access track serving the rear of the site providing vehicular access to the site along with neighbouring dwellings. This access leads from First Avenue to the west of the site. The application is currently undetermined.

Consultations

WSCC: The Highway Authority has commented as follows:

This application seeks the implementation of a dropped crossing to provide off street car parking within the front garden of 28 Grinstead Lane, Lancing. Grinstead Lane is 'A' classified and subject to a 30 mph speed limit at this point.

No visibility issues have been identified and the proposed area of hardstanding is large enough to facilitate the parking of vehicles. Turning of vehicles would be achievable with the use of a multi-point manoeuvre. In conclusion there would be no highway safety or capacity concerns raised to the proposed vehicle crossover. The vehicle crossover works on the highway must be implemented under licence to a specification obtained from WSCC Highways.

It is noted that the dwelling already appears to have rear access which could be used to provide off street car parking. WSCC Highways does resist granting licence applications for VCOs where a secondary vehicle access point for a single dwelling would be created. However strictly speaking this is not a material planning consideration, nevertheless the

applicants should be aware that a licence application for a VCO in this location may be resisted.

The proposal will require the relocation of a bus stop post by 2.0 metres to the north. From a planning perspective no highway safety concerns would be raised to the relocation of the bus stop post. However the applicant must fund the relocation works and gain approval form WSCC Highways, the bus operator and potentially the owner of the post. With this regard I have consulted with the WSCC Highways for additional advice on this matter and will provide this in due course.

In principle no highway safety or capacity concerns would be raised to this proposal. If the LPA are minded to grant planning consent the following condition and informative note would be advised:

Condition

Access
The use of the proposed parking area shall not commence until the vehicular access serving has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

Informative

Minor Highway Works
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works, including the relocation of the bus stop post, on the public highway.

Comments from the Area Highways Manager

A license to construct the vehicular cross over would need to be obtained from the Area Engineer. It should be noted that a license at this location is unlikely to be granted; this area is subject to a policy that a license would not be granted for a second, new, crossover to any property, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted.

Representations: None

Lancing Parish Council: - Neither support or object to the proposal.

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’
Adur Submission Local Plan Policy 16 (2016)
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. The bus stop will need to be moved in this case, it is not considered that this will give rise to any residential amenity issues.

Visual amenity

The formation of a vehicular access would result in the loss of some of the grass verge. The plans show the frontage to be hard surfaced to provide a parking area. This is considered to be permitted development as permeable block paving is provided. There are many examples within close proximity of the site of other vehicular accesses, including the adjacent, attached dwelling to the south. 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 given the advice set out above. The application is therefore considered acceptable in terms of highway safety. This is subject to the standard condition as referred to above. There is also mention of the need to relocate the bus stop, an informative is also attached to advise as such. The applicant is aware of this requirement as the submitted plans refer to relocation of bus stop post.

Other Matters

The Area Highways Manager has commented above on matters relating to the fact that this proposal will result in the dwelling having two vehicular accesses both to the front and rear of the site. It is West Sussex County Council Policy that in this area a license would not be granted for a second, new cross over. This is due to the impact on on-street parking provision.

This matter is not a material consideration in the determination of this planning application. Residential amenity, visual amenity and highway safety matters have been considered here and there would be no justification in planning terms to refuse the granting of planning consent in this case.

Therefore an informative is attached below to advise the applicant that the granting of planning consent does not remove the requirement to gain consent from the Area Highways Manager.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans
3. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. There shall be no drainage of surface water from the property onto the highway.

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, including the relocation of the bus stop post, on the public highway.

3. The applicant is advised that notwithstanding the grant of planning permission the separate formal consent of the Local Highway Authority (West Sussex County Council) is required to carry out works on the public highway.

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

Case Officer: Hannah Barker Date: 20th June 2017

Authorised by: Jo Morin Date: 20.06.2017