Development Management - Delegated Officer Report

Application Number: AWDM/0135/23 Recommendation – APPROVE

Site: 105 Penhill Road, Lancing, BN15 8HF

Proposal: Extend existing vehicle access

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a detached chalet bungalow and is situated on the east side of Penhill Road, Lancing. The property has an integral garage and an associated drive, and there is an existing vehicular crossover directly to the front of the existing drive.

Most properties within the street and area have existing vehicular crossovers.

Proposal:

Permission is sought to widen the existing vehicular crossover (VCO)

Relevant History: None

Representations: Lancing Parish Council: No objection

Plus 2no. letters of support from 116 Ingleside Crescent & 107 Penhill Road.

- Sound proposal likely to facilitate better flow of traffic on road;
- Customer made comments in support of the Planning Application.

Consultations:

<u>WSCC Highways</u>:

The applicant proposes to widen the existing vehicle crossover (VCO) front the site to approx. 6.8m. The proposed access works will allow for one additional off street parking space, totally two parking spaces for the site.

The proposed works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer. The applicant should be made aware that maximum permitted VCO widths allowed by the Highway Area Office is 6.4m, so further dialogue may be required when applying for a licence.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 111) and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the informative relative to the Licence should be applied.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading the existing VCO on a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed extension of the VCO will be in character with the street scene, and no objections have been received from neighbours or the Local Highway Authority.

Formal approval from the highway authority to carry out the site access works on the public highway will also be required and an informative regarding this matter will be applied to any permission granted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 12.04.2023

Authorised by: Peter Barnett Date: 13 April 2023