Development Management - Delegated Officer Report

Application Number: AWDM/1441/20 Recommendation – APPROVE

Site: 117 Kings Road, Lancing, West Sussex

Proposal: Formation of enlarged vehicular access

Date of site visit: use of photographs and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling with parking for a single vehicle to the property frontage with an existing dropped kerb. There is an existing raised bed to the property frontage with front boundary wall. Consent was originally sought here to remove the entire raised bed and wall and open up the property frontage for off street parking. Although the dropped kerb was shown as 6.4 metres wide the property frontage exceeded this width. WSCC highways, as set out below, were concerned that there would be part of the driveway that would be potentially accessed over the kerb. The maximum vehicular access width permitted is 6.4 metres.

Amended plans have been received which show some of the wall retained and 6.4 metres of the property frontage opened up in line with the proposed dropped kerb.

Consultations

West Sussex County Council: The **Highways Authority**

The proposed VCO width as demonstrated on the block plan will measure 6.4 m. These measurements are in line with the current WSCC Highways guidance for most allowable access width. The proposed access works must be constructed under a licence obtained by WSCC Highways to a specification agreed with them. I note that the proposed hardstanding area is not in line with access at the adjoining point with Kings Road, therefore this may result in one of the vehicles crossing the footway bumping the full height kerb. The applicant is requested to modify the plan to clearly demonstrate a crossover that can facilitate access to the driveway without exceeding the most allowable width.

Amended Plans: -

The revised plan demonstrates partial retention of the existing wall. The existing access will be approximately 6.4 m wide and will be in line with the hardstanding area. Any access works on the public highway must be constructed under a licence obtained by WSCC highways to a specification agreed with them. There is no reason to suggest that the existing access is operating unsafely or that the proposal would

exacerbate an existing safety concern. The proposal is not anticipated to result in a materials intensification of use not in an additional demand for parking provision. The LHA does not consider that this proposal would have an unacceptable impact upon highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (Para 109) and that there are no transport grounds to resist the proposal.

Adur and Worthing Council: - Environmental Health: - No comments

Private Sector Housing: - No Comments

Representations

None received

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The increased width of vehicular access and off street parking here will not be out of keeping. There are various examples of off street parking with some walls and open frontages. This development will not be out of keeping in this case.

Residential amenity

The proposed widened vehicular access will not give rise to any impact upon adjacent occupiers.

Highway Safety

The Highways Authority has no objection to the amended plans. The increased dropped kerb is in line with the width of the proposed hardstand. There are no highway safety concerns in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Site Plan 3.

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

1. Proactive with amendments
2. Crossover licence

Case Officer: Hannah Barker Date: 16th November 2020

Authorised by: Peter Barnett Date: 17 November 2020