Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0215/13

Site: **30 First Avenue, Lancing**

Proposal: **Vehicular access for parking in front garden**

Date of site visit: 10th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a mid-terrace two storey dwelling on the west side of First Avenue, a residential street comprised of terraced and semi-detached dwellings.

The front garden has been block paved with a gully and soakaway within the curtilage of the property. A front boundary wall has been demolished. No. 32, the adjacent end of terrace house, has retained a garden and is bounded by low front and side boundary walls, one of which marks the boundary between the two properties. A number of nearby properties have lost their original boundary treatment and have dropped kerbs and hard-standings.

Permission is sought for the formation of a dropped kerb to allow vehicular access to an existing hard-surfaced area in front of the property.

Relevant site history

There is no recent site history. The front dormer was built in the 1970's.

Consultations

West Sussex County Council:

The Highway Authority has commented:

"The proposed crossover to access the driveway will require visibility splays of 2m for pedestrians, as shown on the proposed plans; this will require any proposed planting to be no higher than 0.6m above the ground level and any existing foliage to be maintained in order to safeguard the visibility splay.

The works on the highway for the new access must be agreed with the WSCC Community Highway Officer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.

INFORMATIVE
The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works."

Lancing Parish Council:

No objection.

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'
National Planning Policy Framework (CLG 2012)
Guidance on the permeable surfacing of front gardens DCLG/EA 2008

Planning Assessment

The front garden area has been recently surfaced. Planning permission is not required for permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. A gully and soakaway has been provided, which meets these requirements,

As such planning permission would not have been required for the hard-standing as provided. Nevertheless, it is regrettable that none of the previous garden area or any soft landscaping has been retained, along with the removal of the former boundary wall. A parking space and vehicular access could have been accommodated without the need to demolish the entire wall and lose the garden.

This aside, the Highways Officer is satisfied that the proposed vehicular access would facilitate the safe access of vehicles to/from the property to the highway, subject to conditions regarding its width and the retention of visibility splays.

Recommendation

APPROVE for the reason:-

The proposed vehicular access can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit

2. Provide access prior to use of hardstanding for parking
3. 3m width access with visibility splays

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

Informatives:

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works

Is recommendation contrary to letter(s) of representation?
No

Case Officer: Jo Sanderson Date: 11.04.13

Authorised by: Jo Morin Date: 15 April 2013