Development Management - Delegated Officer Report

Application Number: AWDM/1033/21 Recommendation – APPROVE

Site: 113 Crabtree Lane, Lancing,BN15 9NH

Proposal: Widen the existing vehicle access

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the south side of Crabtree Lane and is a dormered bungalow, and has a rear extension. Other than a landscaping strip on the east side, the front amenity area is predominantly laid to hardstanding and there is an existing vehicular access to the property. Indeed vehicular crossovers to properties within Crabtree Lane are a common feature.

Proposal:

The proposal, as amended, seeks permission to widen the existing vehicular dropped kerb from 5.067m to 6m

Representations:
Lancing Parish Council:
No objections, but recommends following the advice provided by Highways

Consultations: WSCC Highways
The applicants have revised the proposal so that a widened crossover of 6m is provided. This would be considered acceptable.

The proposed widening crossover works must still be implemented under licence to a specification obtained from WSCC Highways.

The Local Highways Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefor it is not contrary to the NPPF (para. 109), and there are no transport grounds to resist the proposal.

If the planning approval is granted it would be requested that informative note regarding a licence is appended to the decision notice

Relevant History: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading 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 majority of the properties within Crabtree Lane have existing vehicular crossovers and parking within their front amenity area. There will be little difference to the existing situation, other than the slight increase of the vehicular crossover from 5.067m to 6m in width.

This increase of less than 1m in width is not considered to have any effect on the visual amenities of the locality or the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved following amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 21.07.2021

Authorised by: Peter Barnett Date: 21 July 2021