Development Management - Delegated Officer Report

Application Number: AWDM/1275/21 Recommendation – APPROVE

Site: 37 Western Road North, Sompting, Lancing, BN15 9UX

Proposal: Extension to existing vehicular 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:

The application site is located on the west side of Western Road North, and is a semi-detached bungalow with an existing vehicular crossover (VCO) and hardstanding. They also have an existing garage set back from the site frontage.

Many properties within the street have an existing VCO

Proposal:

The proposal seeks permission to create an extension to an existing vehicular access.

Representations: Sompting Parish Council: No objection

Consultations: WSCC Highways

The proposal is for the extension to an existing vehicular access. The site is located on Western Road North, a C-classified road, subject to a speed restriction of 30mph.

The proposal is to widen the existing access from 2.8m to 5.5m. The proposed widening works will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer.

In conclusion, 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.

Relevant History:

AWDM/0396/21 Proposed two storey dwelling, with 2no. parking spaces and widening of existing crossover (existing garage and shed to be removed).
Refused 23.04.2021

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 the area have existing vehicular crossovers and parking within their front amenity area. The widening of the existing VCO particularly on the zigzags to a pedestrian crossing will not result in any visual or residential amenity problems and the increased hardsurfaced front amenity area will also not be out of character with the visual amenities of the area, nor will it result in unacceptable harm to the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 25.08.2021

Authorised by: Peter Barnett Date: 26 August 2021