Development Management - Delegated Officer Report

Application Number: AWDM/1358/22 Recommendation – APPROVE

Site: 114 First Avenue, Lancing, BN15 9QE

Proposal: Vehicular access and hardstanding

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 property is situated on the west side of First Avenue and is a two storey, middle of terrace dwelling, with a small front amenity area, which has a low wall to the sides and the front.

The street comprises predominantly terraced dwellings, and many of them have existing vehicular accesses and fully paved the front amenity area for the parking of cars.

Outside the dwellings there is the pavement and then a grass verge before the kerb and the highway proper. However, those that have gained a vehicular access off the road, have also had the grass verge removed. Therefore now there are runs of one VCO running into another VCO, and there is no grass verge to maintain an attractive character within the street. Further, all the VCO's limit the amount of on-street parking available to use.

Proposal:

This application seeks planning permission to gain a vehicular access to their property and to hardsurface the whole of the existing front amenity area for car parking.

Relevant History: None

Representations:

Lancing Parish Council: No objection

Relevant History: None

Consultations:

WSCC Highways:

The proposed vehicular crossover (VCO) as demonstrated on the proposal plan is approx. 4.2m wide. Any access works within the public highway must be implemented under licence obtained by WSCC Highways to a specification agreed with them.

Local mapping indicates that the access benefits from adequate visibility splays in each direction.

Data supplied to WSCC by Sussex Police over the period of the past 5 years reveals no recorded injury accidents within the vicinity of the site, therefore there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

The proposed driveway meets the minimum requirements of 2.4m x 4.8m for single bay parking as outlined in Manual for Streets guidance.

A turn on site would be preferable, enabling vehicles to exit onto the public highway in a forward gear, although it is acknowledged that this may not be achievable due to site constraints. Other properties with the immediate vicinity appear to operate with similar arrangements without any evidence of highway safety concern.

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 Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
National Planning Policy Framework 2021

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:

There are many properties within First Avenue that have gained VCO's onto their sites, therefore the provision of a further VCO will not be out of character with the locality.

Indeed, the situation is that as more VCO's come about, it limits on street parking. However, it is noted that in the north section of First Avenue, namely north or

Orchard Way, there are no VCO's on the east side of the road, largely due to the fact that properties on this side of the road do not face onto First Avenue, and their parking areas are within their garden areas accessed from a service road. This thereby allows on street parking to take place on the east side of First Avenue.

It is considered that onsite parking within the front amenity areas of properties in First Avenue, is now part of the character of the street scene, and thereby it would be difficult to withhold planning permission for the same on the application site.

With regard to the paving of the whole of the front amenity area, it is considered that as the area is relatively small and the parking area required would be the standard 2.4m x 4.8m, plus the space to open the car door and stand next to the car etc., would expand the width to a likely 4.8m in width, there would be no great opportunity to provide soft landscaping on the site. However, the applicant has confirmed that there will be a soft landscaping strip to the side next to the mutual boundary with no. 112, 500mm in width to allow for wildlife presence.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Access

Informatives:-

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 12.10.2022

Authorised by: Peter Barnett Date: 12 October 2022