Development Management – Delegated Officer Report

Application Number: AWDM/1226/18 **Recommendation – APPROVE**

Site: **42 First Avenue, Lancing**

Proposal: **Vehicular crossover**

Date of site visit: 18.09.18

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

No. 42 is a two storey semi detached dwelling within a street characterised by two storey, terraced and semi detached dwellinghouses, many of which have existing vehicular accesses onto their frontages. There is limited on-street parking available.

The application relates to the provision of a vehicular crossover to be gained off First Avenue to the residential property no. 42. The submitted plans show a permeable surface is to be used for the driveway.

Consultations:

WSCC Highways

This proposal is for a vehicular crossover (VCO) to serve 42 First Avenue. First Avenue is a 'C' classified road, subject to a 30mph speed restriction in this location.

The Site Plan indicates that the proposed dropped kerb will be approximately 3.6m wide, a licence would be required to undertake the access works and the VCO must be constructed to a specification agreed with the Local Highway Engineer.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents in the vicinity of the site. There is no evidence that the road, containing multiple similar situations to that proposed in this application, has been operating unsafely in this location or that the proposed vehicle VCO would exacerbate an existing safety concern.

From an inspection of the plans and WSCC mapping there is sufficient depth to accommodate a single car parking off-street on the frontage and the LHA do not anticipate that a car would overhang the footway in this location. A turn on site would be preferred however the limitations of the available space prohibit this. Furthermore, neighbouring properties have similar access arrangements without evidence of highway safety concern.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (Paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following informative should be secured:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Lancing Parish Council: No objection

Representations: none

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 "Extensions and Alterations to Dwellings"
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality and highway safety issues.

Visual Amenity

On street parking is at a premium within the road, and many of the properties have an existing vehicular access and parking area to the front of their dwellings. Therefore, the creation of a further vehicular access will not be out of keeping in the locality. Indeed, the property has no existing front boundary wall; thereby the removal of the boundary wall to facilitate the access will not be required. There will be a loss of the grass verge however this is the case with properties to the north of the site.

Residential Amenity

It is not considered that the new access would have any material impact of the residential amenities of the neighbours. The street has already seen the introduction of vehicular crossovers, and an additional one would be in keeping with the locality.

Parking and Access

West Sussex Highways do not have any objections to the proposal on highways safety grounds.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without revision
2. The applicant is advised to contact the Highway Licensing Team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
3. The applicant is advised that for the purposes of visibility any future front boundary treatment is kept to a height of no more than 0.6m.

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

Case Officer: Hannah Barker Date: 20 September 2018

Authorised by: Peter Barnett Date: 20 September 2018