Expiry Date - 30/10/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1155/14 Recommendation – APPROVE

Site: 26 Fetherston Road Lancing West Sussex BN15 9RJ

Proposal: Vehicular crossover and hardstanding.

Date of site visit: 12/9/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached 2-storey building comprising flats located on the south side of the road and facing the A27. The site has a lawned and planted front garden area with a concrete path through the centre serving the front door and a low brick wall to the road frontage boundary.

Permission is sought for the formation of a vehicular crossover. A new block paved area would be formed for vehicle access and parking and the remainder left as garden. There would be a drainage grille to the footpath border edge. A 1m high wall, fence and gates are proposed to the frontage although those may in any event be created pursuant to the provisions of the General Permitted Development Order (Minor Operations).

There are other driveways and crossovers at neighbouring houses and with on street parking available between vehicular access points.

Relevant site history

ADC/0363/10 - Enlarged single-storey rear extension and extension of existing decking. Permitted

ADC/0011/11 - Enlarged single-storey rear extension and extension of existing decking (amendment to ADC/0363/10 to lower roof height). Permitted.

AWDM/1274/12 - Application for non-material amendment for the removal of French doors and side window, addition of wider bi-fold doors to side elevation, together with wider decking. Permitted.

Consultations

WSCC: The Highway Authority has commented as follows:

Expiry Date - 30/10/2014

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application seeks approval for the construction of a new vehicular driveway and storage area accessed via a new 3m wide crossover on to Fetherston Road, a 'D' class residential road with a speed limit of 30mph.

From inspection of the plans and information provided, it does not appear there will be adequate space for a vehicle to turn within the site and exit on to the highway in the forward gear. However, there do appear to be neighbouring properties operating similar driveways in the vicinity without any apparent concerns and therefore no concerns would be raised to this.

The access will need to be secured by a licence from the Community Highways Officer prior to any works to the highway taking place, details of which are below.

No concerns wished to be raised to this application from a highways perspective subject to a condition securing the access and the prevention of surface water draining on to the public highway.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Lancing Parish Council: no objection

Representations None

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)
Manual for Streets (2007)

Expiry Date - 30/10/2014

Planning Assessment

Residential amenity

There would be no significant impact on residential amenity as a result of the proposed vehicular access.

Visual amenity

There are a number of other examples in the vicinity of front gardens that have been hard-surfaced to provide off-street and in this case it is welcomed that some lawned and planted garden would be retained. As a result no significant harm would be caused to the character of the site or surroundings.

Highway safety

The Highway Authority has raised no objections. The application is therefore considered acceptable in terms of highway safety.

Recommendation

Approve

Subject to Conditions:-

1. Time limit
2. Permission relates to approved plans: Location plan and RM/001.02 received 4/9/14 and drawing no.RM/001.01 received 23/10/14.

Informatives:

1. WSCC Highways formal approval.

2. 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.

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

Case Officer: L Simmons Date: 23/10/14

Authorised by: Jo Morin Date: 24.10.2014

Expiry Date - 30/10/2014