Expiry Date – 8/7/13

Development Control – Delegated Officer Report

Application Number: AWDM/0527/13 Recommendation – APPROVE

Site: 37 Crabtree Lane, Lancing

Proposal: Create a drop kerb and hardstanding for 2 cars in the front garden

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the south side of Crabtree Lane and corner of Annweir Avenue. Crabtree Lane is a C class road.

The property has a sizeable front and side garden enclosed by a low wall. The gardens are well established with lawns, shrubs and some small trees. There is a pavement and highway verge between the back edge of the footpath and the front boundary of the site.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Permission is sought to create a drop kerb and hardstanding for 2 cars in the front garden. Existing parking and a garage exists off Annweir Avenue at the rear.

Relevant Planning History

None.

Consultations

West Sussex County Council:

'A 5.2 metre access seems excessive in size, therefore, the new access would be more appropriate at 4.5metres in width. The works on the highway for the new access must be agreed with the WSCC Community Highway Officer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

I would request that visibility splays for pedestrians are present at the new point of access onto Crabtree Lane. These should be 2 by 2 metres and should be kept free of all obstructions over 0.6 metres in height.

If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.'

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)

Planning Assessment

Principle

This application raises issues with regards to highway safety and visual amenity. Crabtree Lane is a busy road but many of the houses have dropped kerbs which cross the grass verge in the street.

Highways

The application has been revised to accord with the requirements of the Highway Authority. It has been reduced in width to 4.5 metres by pulling it 700mm off the boundary with No. 39 to the west. This retains more of the grass verge and provides a break between the proposed crossover and No. 39's crossover. A visibility splay of 2 metres to the east towards the junction with Annweir Avenue is being shown. The applicant is also showing the reduction in the height of the boundary wall between 37 and 39 to 600mm for the first 2.7 metres of its length.

Block paving is proposed to be used which will drain towards the retained side garden site.

Visual amenity

The revised plan retains a narrow strip of landscaping between the two properties and a large, well planted front/side garden. In reducing the width of the crossover more of the highway verge is also retained. Visually the revised scheme is an improvement on the original proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. Visibility splays
4. Surface water to drain within the site

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

3. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 28/6/13

Authorised and signed by: PD Date: 28.6.13