Expiry Date - 24/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0279/10 **Recommendation – Permit Application**

Site: **42 Penhill Road Lancing West Sussex BN15 8HJ**

Proposal: **Vehicular access**

The Application

The site is located on the south side of Penhill Road within a row of terraced properties. There is an existing hard stand to the front of the property however the kerb has not been dropped. There are many other examples of vehicular accesses within Penhill Road including within the row of terraces.

Consultations and Representations

Third Parties: - No third party representations have been received.

West Sussex County Council: - From inspection of the submitted plans it appears that this proposal is for one vehicle to park of private land fronting 42 Penhill Road. It is assumed that this arrangement has been taking place already. The plans show sufficient width to accommodate one vehicle off of the road. There would be no concerns with this proposal.

Lancing Parish Council:- No objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street. Off street parking includes parking within a curtilage (on plot) or in off street parking areas (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

PPG13 states that LPAs should give priority to people over ease of traffic movement and provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses.

Access

There are many other vehicular accesses on Penhill Road, many of which have been recently approved to ease on street parking. The access is no different to recent approvals. The hardstanding has already been constructed and although like others is not likely to improve the visual amenity of the street scene, it is acceptable as it will help to ease on street congestion and highway safety. West Sussex County Council have raised no objection.

Recommendation

APPROVE for reason that :- 3PP

Subject to: -

1. C1Ci
2. C9Ai
3. The vehicular access hereby approved shall be carried out in accordance with the following approved plans: -

   Site Plan Scale 1:200 – date stamped received 30th July 2010.
   Reason: - For avoidance of doubt and in the interest of proper planning.

Case Officer Hannah Barker Date 26/8/10

PB 26/8