Development Management - Delegated Officer Report

Application Number: **AWDM/1831/15** **Recommendation –** Approve

Site: 88 Sompting Road, Lancing, West Sussex

Proposal: Vehicular crossover

Date of site visit: 5/01/16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a chalet bungalow adjacent to similar bungalows. Two storey dwellings are opposite. There is a sharp bend to the west of the site and the street has on street parking. As existing there is a wooden fence to the front of the bungalow with dwarf wall.

Permission is sought for new vehicular access onto Sompting Road. Also proposed is a hardstand to the front of the bungalow with footpath and some lawn/planting remaining. Printed concrete is to be used and the revised plans show a drainage channel to avoid surface run off onto the highway. Visibility splays are shown on the drawings.

Relevant site history: None relevant

Representations: 2 representations offering support to the proposal: -

The proposal will improve road safety and ease parking pressures by taking parked vehicles off the road. A number of households in the vicinity have two cars creating on street parking capacity issues. This proposal will reduce some of the current pressures. It will improve traffic flow and be safer than street parking. The address is close to a junction. The proposal will reduce the pressure for on street parking.

Consultations

WSCC: The Highway Authority has commented as follows:

The application is for a dropped kerb to provide vehicular access to off street parking for the dwelling. The site is accessed off Sompting Road which is 'C' classified and subject to a 30mph speed restriction in this location. Neighbouring properties have a similar arrangement for off street parking. It would be a benefit to remove at least two vehicles from parking on the road in this location. The applicant will need to apply for a licence from WSCC Highways for works on to the highway.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last three years. There have been no recorded injury accidents within the vicinity of the site. Vehicular visibility upon exiting the site is satisfactory.

The applicant has provided a plan that demonstrates pedestrian visibility splays of 2m by 2m in land within the applicant's control. The eastern splay crosses a planting area – any feature in this area should be no higher than 0.6m so as not to obstruct the driver eye line on exiting the site.

The LHA do not wish to raise any objections to the application. If the Local Planning Authority is minded to approve the application then the following conditions should be secured:

Access
No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

Pedestrian Visibility
No part of the development shall be first utilised until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access, in land in the control of the applicant, onto Sompting Road in accordance with the approved planning drawings. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

INFORMATIVE
The applicant is advised to contact the Community Highways Officer covering the respective area (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

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)

Planning Assessment

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

Visual amenity

The formation of a vehicular access would result in the loss of some garden area. However, given that there will be lawn and planting retained and that there are other examples of off street parking to property frontages nearby it is considered that there would be no significant harm to the character of the site or surroundings.

Highway safety
The Highway Authority has raised no objection and highway safety is considered acceptable subject to the recommended conditions, relating to visibility splays and access.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Pedestrian visibility splays
3. Permission relates to approved plans
4. Pavement crossing details

Informatives:

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- Highway licence required

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

Case Officer: Hannah Barker Date: 25th January 2016

Authorised by: Jo Morin Date: 26.01.2016