Development Management - Delegated Officer Report

Application Number: AWDM/0560/24 Recommendation – APPROVE

Site: 78 Penhill Road, Lancing, BN15 8HQ

Proposal: Extend vehicular access

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Penhill Road in Lancing and is a two storey semi-detached dwelling with a two storey front bay window. The front amenity area has been hardsurfaced for car parking. There is an existing dropped kerb to the front of the property.

The street is characterised by predominantly two storey single dwellings. There are also flats in the near locality and commercial uses such as retail and a Social Club.

The majority of the terraced dwellings have put their front amenity areas over to hardstanding for the parking of cars.

Proposal:

Permission is sought to:-

- Extend the existing dropped kerb to the front of the property;
- The submitted plans indicate the dropped kerb will be extended by a further 2.04m to the west of the existing dropped kerb.

Relevant History: None

Representations: Lancing Parish Council:

It was resolved to support his application although concerns were raised regarding the width of the drive. It is noted this is a concern for ADC planning authority.

Consultations:

WSCC Highways:

The applicant proposes to extend the current vehicle access point by approx. 2m. The proposed access works will be subject to a licence obtained through the local

Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

It is unclear from the plans provided how wide the existing access point is, so it is unclear how wide the proposed access point will be once extended. The applicant should note that the absolute maximum width for a vehicle access point permitted by the Highway Area Office guidance is 6.4m. Therefore, the applicant is advised to check that the width of the access point does not exceed 6.4m with the proposed widening as it would be unlikely to be granted a license from the Area Office.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para. 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the informative relating to obtaining a licence should be applied.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the extension of a VCO to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The majority of properties within Penhill Road have VCO's, therefore they are part of the character of the street scene. Thereby, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have raised no highway objection to the proposal subject to an informative regarding obtaining a vehicular crossover licence is attached to any approval. The total width should not exceed 6.4m.

The application site has already hardsurfaced the front amenity area and utilize it for parking, and many of the other properties within Penhill Road have hardsurfaced their front amenity areas for car parking also.

The dropped kerb at no. 80 extends across to no. 82, and similar situations exist between neighbouring properties.

Given that many of the properties within the area are using their front amenity area for the use of parking, and there are many existing VCO's in the immediate locality, it would be difficult to resist this application.

WSCC Highways indicate that a licence will be required from the Highways Area Office, and it will be for that department to determine the total width of the dropped kerb allowed.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 25.07.2024

Authorised by: Peter Barnett Date: 25 July 2024