Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1233/13

Site: **67 First Avenue Lancing**

Proposal: **Dropped Kerb**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a vehicular access to serve No. 67 First Avenue. The application property is a mid-terraced two-storey property. The front garden is pleasantly laid out with picket fencing. A telegraph pole and tree are on the highway outside of the property.

The surrounding area is an outer residential suburb of Lancing.

Relevant Planning History

None

Consultations

West Sussex County Council: *The proposal is for vehicular crossover with access onto First Avenue via a new access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto First Avenue. There are a number of similar accesses along First Avenue, so this proposal would not represent a significant detriment to the highway. Similarly turning facilties would not be requested as they are not found at many other similar accesses along First Avenue.*

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

Lancing Parish Council: *No objections*

Representations

None

Relevant Planning Policies and Guidance

Adur Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

The upgrading of residential accommodation is acceptable in principle

Visual amenity

Dropped kerbs are an established feature in the street visually. An additional one would not be out of character.

Highway Safety

There are many instances of vehicular access along the immediate stretch of highway. Vehicles would be offered good visibility entering and exiting the site onto the public highway. The Highway Authority has not objected on grounds of highway safety.

The hardstanding would be of permeable paving with a fall directed toward the house. No exacerbation of surface water runoff would occur as a result.

Recommendation

APPROVE for the reason:-

The development would not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and/or highway safety. It would consequently not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7) and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Time limit
2. Approved plans

Informative:
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. Phone: 01243 642105

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 any representations? N

Case Officer signed: Matthew Porter Date: 18-11-2013

Authorised and signed by: Peter Barnett Date: 19 November 2013