Development Management - Delegated Officer Report

Application Number: AWDM/0144/22 Recommendation – APPROVE

Site: 34 First Avenue, Lancing, BN15 9QG

Proposal: 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 site is located on the west side of First Avenue in Lancing, and is a semi-detached, two storey dwellinghouse within a street of predominantly terraced dwellings. Many of the properties within the street have already provided a vehicular access and a hardstanding area for parking.

Proposal:

This application seeks planning permission to provide a vehicular crossover to their property.

Consultations: WSCC Highways:

The application seeks a vehicle crossover to serve 34 First Avenue, Lancing.

It is not considered that there will be any in principle highway safety or capacity concerns resulting because of this application.

The exact extent of the vehicle crossover has not been clearly demonstrated, I would be minded to suggest this detail could be secured via a suitably worded planning condition should consent be granted.

The applicant should be aware that the vehicle crossover will need to be implemented under licence to a specification obtained from WSCC Highways. As part of that process, it may be required that the adjacent telegraph pole needs to be relocated at the expense of the applicant. Similarly, there is an existing white line disabled parking bay fronting the site. This will be redundant and access protection lines would be more suitable.

2nd response 06.06.22

I had raised an internal consultation request with the licencing team with regard to the licence required to implement the VCO, the results of that have come back so I can provide the following additional comments.

In principle, no highway safety capacity or licencing issues would be raised to the dwelling being served via a 4.5m wide dropped crossing (including transitional kerbs), allowing for 1.8m to the telegraph pole can remain in situ.

This will require the applicant to better demonstrate the particulars of the access, however these revised plans can be secured via a suitably worded planning condition.

3rd Response 18.07.22

Subsequent to earlier consultation responses, the applicant has demonstrated the vehicle crossover across the public highway. No highways concerns would be raised to the newly submitted plan. A highway condition wording and informative note would now be recommended given the now acceptable access plans.

Representations: Lancing Parish Council: No comment

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Many of the existing properties within First Avenue have existing crossovers and hardstandings for the parking of vehicles, therefore the proposal will not be out of character.

There were some initial concerns from County Highways regarding the close proximity of the telegraph pole to the proposed crossover, however, as seen from the second consultation, this has now been resolved, and a further consultation has resolved the condition issue.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Access

Informatives:-

1. Approved following amendment
2. Vehicle crossover licence

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

Case Officer: Eve Hearsey Date: 26.08.2022

Authorised by: Peter Barnett Date: 31 August 2022