Development Management - Delegated Officer Report

Application Number: **AWDM/0676/15** **Recommendation –** Approve

Site: 60 First Avenue, Lancing

Proposal: New vehicular access and hardstanding

Date of site visit: 18 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a terrace house located on the west side of First Avenue. The road has a 30mph speed limit and there is on street parking on both sides of the road punctuated by vehicle crossovers to private driveways. There is an existing hardstanding with no dropped kerb at the site. There is a narrow grass verge between the footway and the roadway with a lamppost in front of the site. There are other driveways and crossovers at neighbouring houses.

Permission is sought for new vehicular access onto First Avenue to serve the hardstanding. The new driveway has been constructed and finished in block paving. The plans indicate that the areas immediately in front of the house and to the side would be planted and with runoff water discharging to the planting beds.

Relevant site history
None relevant

Consultations

WSCC: The Highway Authority has commented as follows:

The application seeks approval for a new crossover access on to First Avenue. It is clear that there are several other accesses in this location and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the new point of access. Therefore the principal of an access in this location is acceptable.

However, there appears to be an existing street lighting column in the centre of the proposed crossover. This will need to be relocated to an appropriate position before any works commence on the access. The works will therefore be required to be agreed under a s278 minor works agreement with the Highway Authority. Details on how to apply are below.

Pedestrian visibility of 2m x 2m will also need to be provided each side of the access and these splays must remain free from any obstructions over 600mm in height to provide suitable safety for pedestrians using the adjacent footway.

The vehicular visibility would appear to be acceptable at the proposed point of access.

No concerns wished to be raised to this application subject to a condition securing the pedestrian visibility splays.

INFORMATIVE

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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
The 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 of the grass verge and garden area. However, given that there are a number of other similar examples in the vicinity and that two areas of planting would be retained to soften the appearance, no significant harm would be caused 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.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Pedestrian visibility splays
3. Permission relates to approved plans:
   Unnumbered site location plan and block plan deposited 8 July 2015

Informatives:

- 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.
- Highway licence required
- The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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

Case Officer: Rebekah Smith Date: 29 September 2015

Authorised by: Peter Barnett Date: 30 September 2015