Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1003/11

Site: **Ground Floor Flat 61 Penhill Road Lancing BN15 8HB**

Proposal: **Vehicular access**

Date of site visit: 22/05/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a ground floor flat which forms part of a two storey end of terrace building on the northern side of Penhill Road within the built up area of Lancing. Penhill Road comprises a mixture of dwelling houses, flat conversion and purpose built flats as well as some commercial uses.

As existing there is a hard stand to the front of the property however no dropped kerb. Permission is sought for a dropped kerb 4 metres wide (1 metre less than the width of the property frontage.) This will allow vehicular access from the highway and parking to the front of the property for 1 vehicle.

West Sussex County Council: The County Highways Authority state that many neighbouring properties have off street parking with a crossover arrangement. There appears to be no apparent visibility issue at the point of access onto Penhill Road. No turn on site will be available, however this style access arrangement is similar to neighbouring properties, which according to accident records appear to have been operating safely. No highway safety concerns raised.

Adur District Council: **-** The Environmental Health Officer has advised that there is potentially contaminated land at the address and advise that a condition be attached that states if during any works there is any detection of any contaminated or odorous materials then no further development shall be carried out until this has been investigated by the developer.

Representations

Lancing Parish Council: No objection.

Third Parties: **-** No third party representations have been received.

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’
South East Plan (GOSE 2009): CC1, CC6, BE1

National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the proposed dropped kerb is acceptable. There are a number of other examples of dropped kerbs and off street parking provision in the vicinity of the site.

Visual amenity

The visual appearance of the property frontage will not be altered. The hard stand is existing and is not proposed to be altered. A significant number of properties within Penhill Road have similar off street parking arrangements with dropped kerbs, the proposal is therefore not out of character.

Residential amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Accessibility and parking

The dropped kerb will allow 1 vehicle to park off street to the front of the property for the benefit of the occupier of the ground floor flat. There are many other examples of similar arrangements within Penhill Road functioning safely therefore subject to visibility splays being provided there would be no highway issues.

Other Matters

Environmental Health has advised that a contaminated land precautionary condition should be attached to this permission. It is however considered that in the light of the minor nature of the works proposed which involve only a dropped kerb to be carried out by West Sussex County Council then this condition would not be appropriate in this case.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to use of the dropped kerb the access shall be laid out to provide pedestrian visibility splays on each side of its junction with

the existing public highway. These splays shall be 2m x 2 m on each side of the access based on the existing highway boundary, and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

3. Permission relates to approved plans:
Proposed Block Plan scale 1:200 Date Received: 2nd May 2012

Informatives: -

1. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. Specification to be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

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

Case Officer: Hannah Barker Date: 24th May 2012

Authorised by: Jo Morin Date: 25 May 2012