Development Management - Delegated Officer Report

Application Number: AWDM/1410/22 Recommendation – APPROVE

Site: 35 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:

This application relates to a two storey middle of terrace dwelling, situated on the east side of First Avenue in Lancing. The front amenity area is currently a grassed area, and there is a low boundary treatment.

First Avenue has a vehicle access running to the rear of the properties, and many properties have provided a garage at the rear of their gardens for the parking of vehicles, and some have provided just parking areas for their vehicles. But more now are providing hardsurfaced areas to the front amenity areas for car parking purposes.

This has now lead to the reduction in available on-street parking.

Proposal:

Permission is sought to provide a joint vehicular crossover access (VCO) with no. 33 First Avenue and hardsurface the front amenity area of the properties.

Relevant History:

AWDM/1409/22 Vehicular access (no. 33 First Avenue) Current

Representations: Lancing Parish Council: No objection

Consultations:

WSCC Highways:

The proposal is for the creation of a new shared vehicular access. The site located on First Avenue, a B-classified road, subject to a speed restriction of 30mph. The LHA is aware of the accompanying application for the neighbouring property, of which comments will also be provided for.

There is no apparent visibility issues with the proposed new shared dropped kerb access onto First Avenue.

The vehicle crossover (VCO) will be subject to a licence obtained through the Local Area Office and constructed to a specification agreed with the Local Area Engineer. To maintain on street parking, the maximum allowable width of any one access is 4.5m per property from the centreline of the shared access. Hence, a single VCO for the two adjacent properties with shared access should not be more than 9m in total.

From inspection of the plans, the proposed area of hardstanding will be of sufficient size to accommodate two parking spaces per dwelling. On-site turning does not appear achievable, so cars may have to exit onto First Avenue in reverse gear. However, this is not anticipated to result in a highway safety concern, as the site exhibits suitable vehicular visibility. Neighbouring properties operate similar access arrangements with no known highway safety issues.

In conclusion, 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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the informative regarding a vehicle 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 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:

The proposed creation of a VCO will be in character with the street scene, and no objections have been received from neighbours or the Local Highway Authority.

Formal approval from the highway authority to carry out the site access works on the public highway will also be required and an informative regarding this matter will be

applied to any permission granted. However, the width of the access has been amended in accordance with WSCC Highways requirement.

The submitted drawings also indicate that the site frontage will be hardsurfaced, therefore an informative regarding drainage will also be applied to any approval.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence
3. Hardsurface drainage

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

Case Officer: Eve Hearsey Date: 19.10.2022

Authorised by: Peter Barnett Date: 19 October 2022