Development Management - Delegated Officer Report

Application Number: **AWDM/1196/13** **Recommendation –** Approve

Site: 34 Busticle Lane, Sompting, Lancing

Proposal: Formation of vehicular crossover

Date of site visit: 19 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached bungalow located on the east side of Busticle Lane. The road has a 30mph speed limit. There is an existing driveway with no dropped kerb. There is a grass verge between the footway and the roadway. There are other driveways and crossovers at neighbouring houses. There is a parking layby on the west side of the street opposite the application site.

Permission is sought for new vehicular access onto Busticle Lane, positioned centrally along the front boundary. A new driveway would be constructed and finished in block paving with runoff water discharging to a soakaway (however this aspect of the development is not included in the planning application as permitted development rights would allow the new driveway with drainage to a soakway as described) and with lawn either side of the entrance.

Relevant site history
None relevant

Consultations

WSCC: The Highway Authority has commented as follows:

The application seeks permission for a new crossover on to Busticle Lane (a 30mph C road) to serve a new driveway for an existing dwelling. There would be no highway concerns to this application subject to conditions ensuring vehicular visibility splays of 2.4m x 43m are available with no obstructions over 0.6m and pedestrian visibility splays of 2m x 2m with no obstructions over 0.6m as there is an adjoining footway the driveway will crossover.

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.

Sompting Parish Council: supports the application

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.

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 lawn 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 objections subject to the visibility splays detailed above. The application is therefore considered acceptable in terms of highway safety.

Recommendation

Approve for the reason:-
The proposed vehicular access would assist in reducing on street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Visibility splays
3. Crossing to be constructed to highway engineers specifications
4. Permission relates to approved plans:
   Unnumbered Site Location Plan deposited 24 September 2013
   Drawing Number 8321/1 entitled 'Proposed Layout Plan & Block Plan' deposited 24 September 2013

Informatives:
- Highway licence required
- 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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 19 November 2013

Authorised by: Peter Barnett Date: 19 November 2013