Expires 7/4/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0466/07** **Recommendation – Permit Application**

**Site:** **51 First Avenue Lancing West Sussex BN15 9QF**

**Proposal:** **Vehicle access onto First Avenue**

## The Application

The application site is a mid-terrace house on the east side of First Avenue, Lancing. The property has a front hardstanding but no dropped kerb access onto the highway. This application seeks permission for a vehicular access fronting the property.

## Consultations and Representations

### Consultations/Comments

WSCC- Highways & Transport — No objection.

### Third Parties

No representations have been received.

### Contributors

No representations have been received.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

## Planning Assessment

***Policies***

Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

***Access***

First Avenue is notorious for congested on-street parking that hinders visibility and the smooth passing of traffic. Many other vehicular accesses have been recently approved and installed in the street to combat this problem, including at the neighbouring houses No's 49 and 55. This proposal is no different and will not cause highway hazard. Although a telegraph pole is located on the verge outside the property it will not hinder access of visibility. County Transport Services have raised no objection to this proposal whilst it does not conflict with structure plan policies DEV4-5.

## Recommendation

APPROVE for reason that :-

3PP: remove '...AT12 of the ADLP...'

Subject to:

1. C1Ci
2. C9Ai: '...splays shall be 1 metre by 1 metre on each...' remove '...AT12 of the ADLP...'
3. C9F: remove '...AT12 of the ADLP...' C9F, not C9Ai

Case Officer:.....

Date:19/3/08.

PB 19/3/08