Expiry 30/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0472/06 **Recommendation - Permit**

Site: **57 Penhill Road Lancing West Sussex BN15 8HB**

Proposal: **Vehicular access**

The Application

The application site is located on the north side of Penhill Road which is a classified road. The property contains the eastern end of a block of four terraced dwellings with a front courtyard and garden area. The property is enclosed by a concrete fence approximately 0.5 metres high across the front of the property and 1 metre high along its eastern side. There is also an existing hedge providing further screening to a height of approximately 2 metres. Directly to the east of the site is an accessway to a rear property.

The applicant proposes to provide vehicle access to the front of the property by creating a dropped kerb and vehicle crossing and a hard stand parking area for one vehicle at the front of the dwelling.

The site is one of the few terraced properties along this part of Penhill Road which does not already have a vehicle access. Other approved accesses in the near vicinity include No. 55 (L/202/04), No. 53 (L/159/00) and Nos. 69 and 71 (L/45/95). It is noted that Nos. 61 and 63 also have existing accesses, although these do not appear to have been the subject of planning applications.

Consultations and Representations

Consultees

The West Sussex County Council Highways Department has been consulted on the proposal and has no objection, although advice has been given on appropriate conditions of approval.

The Lancing Parish Council has no objection to this application.

Third Parties

There were no representations received from third parties in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
West Sussex Structure Plan: DEV1, DEV4, DEV5

Planning Assessment

The proposed access is 3 metres in width and creates a hard standing area suitable to park one vehicle on site. This is consistent with the other accesses and parking areas created along this part of the road and with Local Plan Policy.

The highway authority has noted that the visibility of vehicles exiting the site could be affected by the wall on the eastern boundary. To aid intervisibility between emerging vehicles and pedestrians, it has been recommended that the wall is reduced in height to 600mm for two metres back from the road boundary. The applicant is amenable to this condition being imposed on the approval.

While one on street car park will be lost as a result of this application, the provision of one off street car park will balance this loss.

As the proposal will involve works on the public highway and will result in an alteration to the existing parking space in front of the site, the applicant should also be advised in writing that it will be necessary to obtain the formal approval of the Area Engineer for these works.

Recommendation

APPROVE for reason that: 3PP

Conditions

1. C1Ci
2. C9Ai
3. Prior to any use of the access hereby permitted, the existing wall along the eastern boundary of the property shall be reduced to a maximum height of 600mm for a distance of at least 2 metres measured from the ~~road~~ front boundary of the site.

   Reason: In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.

Case Officer: .....

Date: 19/01/07

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