Development Control – Delegated Officer Report

Application Number: AWDM/00376/16 Recommendation – APPROVE

Site: 59 Crabtree Lane, Lancing, West Sussex BN15 9PL

Proposal: Extend vehicle cross over

Date of site visit: 07.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates purely to the site frontage of the existing property which is an end of terrace, two storey property, within a residential area. The ground floor is being used as a Veterinary Practice, and the first floor appears to be residential.

There is an existing vehicular access to the front of the site, which leads to the side of the property. The front garden has been tarmacked and is now being used for customer parking. The pavement has a grass verge next to the vehicular access, with 3 no. small bollards on it in order to prevent vehicles from driving over it. ('Google Street View actually shows that 4no. small bollards were originally in place). However, there is clear evidence that cars are crossing over a section of the verge to gain access to the parking area, and in doing so, have destroyed the grass. There is also double yellow lines outside part of the frontage, and a litter bin on the grass verge.

Many properties within the street have no front gardens as they are now used purely for parking, and the have existing vehicular accesses. WSCC have painted white lines across the access to prevent vehicles parking across them and blocking access. However, this has resulted in very few parking opportunities within the street. Other sections of grass verges have been destroyed by vehicular parking.

Proposal

Planning permission is sought for the widening of the existing means of access to the highway, in order for the customers to the veterinary practice to gain access.

Consultations:

County Highways: *'No anticipated highway safety or capacity concerns would be raised to the proposal.*

The applicant is advised that WSCC Highway do not typically grant licence applications for crossovers greater than 6.4m in width in order to preserve available on street car parking. It is however noted that part of the frontage is

protected from on street car parking by no waiting restrictions. This would be taken into consideration at the licence application stage.

If approved, please attach informative.'

Southern Water: No objections

Representations:

Lancing Parish Council: The Committee were concerned about the apparent loss of a public parking space on a busy road as a result of the proposal.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension to the means of access to the highway.

Visual Amenity

The proposal would result in the loss of a wider section of grass verge next to the highway; however, this has happened outside other properties within the street scene, by reason of the widening of the vehicular accesses. Given the fact that there are double yellow lines next to the existing grass verge, outside of this site, there is limited street parking in any case. Further, the amount of vehicles continuously accessing the veterinary practice at one point, has resulted in the break-up of the road, and the destruction of the part of the grass verge that can be driven over.

The proposal will thereby improve certain aspects of the outlook for neighbouring visual amenities by repairing the road, and by having a dedicated hard surfaced area for vehicular traffic to utilize.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit

Informative

1. The LPA 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.
2. Highways informative

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

Case Officer: Eve Hearsey Date: 03.05.2016

Authorised by: Jo Morin Date: 04.05.2016