Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0560/13

Site: **68 First Avenue Lancing**

Proposal: **Proposed vehicular crossover and hard surface**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a vehicular crossover and associated driveway to serve No. 68 First Avenue, Lancing.

The application property is a mid terraced red tiled roof two-storey property with 'traditional' front garden layout. The surrounding area is residential in its character.

Relevant Planning History
None

Consultations

Lancing Parish Council: No objections

West Sussex County Council Highways:

> *The works on the highway for the new access must be agreed with the WSCC Community Highway Officer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.*
>
> *I would request that visibility splays for pedestrians are present at the new point of access onto First Avenue. These should be 2 by 2 metres and should be kept free of all obstructions over 0.6 metres in height.*
>
> *If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.*

Worthing & Adur Councils: The **Environmental Health** officer *requests precautionary contamination condition*

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

There are many dropped kerbs and driveways serving buildings along the street. The driveway materials would not be of poor quality.

Residential amenity – effect on existing dwellings

The development works are physically modest and the additional comings and goings would not be un-neighbourly as these are onto the public street.

Highway Safety

The Highway Authority has raised no objection to the proposal on the grounds of highway safety.

The driveway area is to be constructed in a permeable bound material that would prevent private surface running onto the public highway.

Visibility splays for pedestrians present at the new point of access onto First Avenue are achievable to the standard required by the highway authority.

Contaminated Land

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area and/or highway safety. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Visibility splays for pedestrians be 2 by 2 metres and kept free of all obstructions over 0.6 metres in height.

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

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

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 any representations? N

Case Officer signed: Matthew Porter Date: 10-6-13

Authorised and signed by: Peter Barnett Date: 11 June 2013