Expires 6/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0213/07 **Recommendation – Permit Application**

Site: **57 First Avenue Lancing West Sussex BN15 9QF**

Proposal: **Vehicular access**

The Application

The application site is a mid-terrace house on the east side of First Avenue, Lancing. The proposal is for a dropped kerb to provide vehicular access to a frontal hardstanding.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No Objection subject to access not exceeding 3 metres in width.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

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

Planning Assessment

There are no planning concerns with this proposal. Many of the properties along First Avenue have dropped kerb access to frontal hardstandings, including the immediate neighbours to the north and south. Elsewhere in the street there is ample on-street parking provision. From a safety perspective there is good visibility along the street although the narrow nature of the road, combined with street parking, does create an element of hazard.
The West Sussex Highways consultant acknowledges the existing drop kerb accesses elsewhere in the street and raises no objection to this proposal subject to the access being no greater than the standard 3 metres in width.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci: (standard time limit)
2. C9Ai: (pavement crossing details)
3. C9F: (visibility splays to be provided and retained)

Case Officer:.....

Date:25/5/07.....

CS 29.5.07