EXPIRES 17.5

Development Control – Delegated Officer Report

Application Number: ADC/0087/10 **Recommendation - Approve**

Site: **30 Busticle Lane, Sompting, West Sussex BN15 0DJ**

Proposal: **Vehicular access**

The Application

The application relates to the southern half of a pair of semi-detached bungalows located on the eastern side of the road, on raised ground level.

Permission is sought for a vehicular access to the road, which is a classified 'C' road. A hardstanding is proposed to replace the former front garden.

There are a number of other bungalows on the east side of the road which already have vehicular crossover's and hardstanding's. No's 32 and 36 to the north (ADC/0277/06 & S/24/99 respectively), and No's 28, 22 to the south (S/19/04 & S/12/99 respectively) which have had planning permission approved for the works.

Consultations and Representations

West Sussex County Council: The Highways Officer states that the access is shown as 4.5m, however this should be reduced to a more appropriate distance of 3m. The works to the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. The parking space should be constructed in a bound material and suitable drainage methods should be installed to prevent surface water running onto the public highway.

Turning on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

Conditions securing the new access at 3m with 2m by 2m visibility splays are requested.

Sompting Parish Council: No objection.

Third parties: No objections received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPG13 'Transport' (DTLR 2001)
Manual For Streets (DCLG 2007)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets within larger developments, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street, off street parking includes parking within a curtilage (on plot) or in off street parking areas, (off plot). Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

PPG13 states that LPAs should give priority to people over ease of traffic movement and provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses.

Access and parking

The application as originally submitted showed a 4.5m access located to the south side of the frontage, with the existing front boundary wall reduced to less than 50% of the boundary (4m) , and the front garden used for parking. Concerns have been raised with the applicant that the access was too wide for the dwelling at 4.5m and that the large quantity of hardstanding may look a little stark.

The applicant has submitted amended proposals which show the required 3m vehicular access to the main highway, with a hardstanding which shows the retention of a large quantity of garden being retained as a planted bed to provide visual relief. The applicant has stated that the hardstanding will be constructed in block pavers with a trapped gulley at the junction between it

and the highway. The requisite 2m by 2m visibility splays have also been provided.

Recommendation

APPROVE for reason that :-

The proposed vehicular access assists in reducing on-street parking does not detract from highway safety nor conflict with policies AG1 of the Adur District Local Plan.

1. C1Ci
2. C9Ai
3. C9F
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan ref PP - 01011099 date stamped received 22.03.10; and the amended 1:75 block plan ref PP-01011099 date stamped received 14.04.10.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted] 21/4
Date: 20/04/10