Expires 1/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0474/07 **Recommendation – Permit Application**

Site: **87 First Avenue Lancing West Sussex BN15 9QF**

Proposal: **Vehicular access with crossover onto First Avenue**

The Application

The application site is a terraced house located on the east side of First Avenue, Lancing. The property is mid terrace and features a rear double garage which is accessed off Orchard Way to the north. The proposal seeks permission to install a dropped kerb to the front that will provide vehicular access to a new frontal hardstanding.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport No Objection.

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AT12
West Sussex Structure Plan: DEV1, DEV4-5

Planning Assessment

There are no planning concerns with this proposal.

First Avenue features numerous blocks of terraced housing with sporadic frontal hardstandings and vehicular accesses. Much of the parking is therefore on-street. The property to the south, No.85, features a recently added vehicular access whilst the adjoining property to the north sits on the corner of First Avenue and Orchard Way. Adding another crossover at this site will not detract from the appearance of the street or cause highway safety concerns. It would also serve to reduce the high volume of on-street parking that currently blights First Avenue.
WSCC Highways raise no objection to the proposal stating that the crossover will provide more on site parking and increase traffic visibility at the junction with Orchard Way.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci: (standard time limit)
2. C9Ai: (pavement crossing details)

Case Officer:.....

Date: 7/9/07.....

CS 7.9.07