Expires 12/1/09

Development Control – Delegated Officer Report

Application Number: ADC/0478/08 **Recommendation – Permit Application**

Site: **24 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Vehicular crossover**

The Application

The application site is a mid-terrace house located on the west side of First Avenue, Lancing. The property has a small front garden bounded by low brick walls.
Permission is sought to install a 3 metre wide dropped kerb and permeable hardstanding at the front of the property to enable off-street parking.

Consultations and Representations

Consultations/Comments

County Planning Officer (Highways)	No objection however concern is raised that the proposed gaps in the paving slabs are not sufficient to arrest run off in the long term.

Third Parties

Lancing Parish Council have raised no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV4-5

Planning Assessment

Policies
Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Access
First Avenue is a classified road with the majority of parking occurring on-street. Many of the properties on the both sides of the street have recently converted their front gardens to hardstandings served by new dropped kerbs. Given the relatively straight nature of First Avenue it is not considered that this proposal will afford any significant visibility issues that could compromise highway safety.
The proposed hardstanding will be completed in asphalt with gravel channels to filter surface water into the ground.
The County Transport Services have raised no concerns over this proposed drop kerb however they are concerned that the proposed hardstanding is insufficient to arrest water runoff in the long term and that there should be a cut off drain at the highway boundary with underground soakaway if the hardstanding slopes towards the road. The proposed hardstanding will have 2cm wide gravel channels simultaneously dispersing water into the ground and directing it to the sides of the hardstanding where there are shown to be flower beds. Given the flat nature of First Avenue it is not considered that this is as unacceptable as highways suggest and any surface run-off will be minimal at worst. It is therefore considered that this proposal is acceptable and will not conflict with structure plan policy DEV4-5.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F: 'The access shall be laid out to provide.....splays shall be 1 metre by 1 metre...'

Case Officer:.....

Date:15/12/08

PB 15/12/08