Development Management - Delegated Officer Report

Application Number: AWDM/0069/21 Recommendation – APPROVE

Site: 91 First Avenue, Lancing, BN15 0ET

Proposal: Construction of vehicle access along with associated hardstanding

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow, situated on the east side of First Avenue, Lancing, and is opposite the junction with Seventh Avenue.

First Avenue is a cut through road with Manor Road to the north and the A27 (Brighton Road) to the south. Indeed, the A27 slices through First Avenue with the majority of this road lying to the south side of the A27. There are only 6no. properties fronting onto First Avenue in this north section of First Avenue, with no. 91, being one of them.

The front garden area appears quite small for the parking of a vehicle, and others who have a hardstanding for the parking of their cars, appear to have the cars parked at an angle on the hardsurfacing in order to be clear of the highway and pavement area.

Proposal:

The application seeks permission to form a vehicular access to their property in order to gain a car parking space on their land.

Representations: Lancing Parish Council: No objection

Consultations: WSCC Highways:

The proposal is for a 3m wide dropped kerb onto First Avenue. The proposed vehicle crossover (VCO) will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer.

The amended plans demonstrate a relocated access, situated at least 1.5m from nearby street signs. From inspection of the plans and local mapping, visibility at the proposed access appears suitable for the road speeds in this location.

Regarding parking, the proposed area of hardstanding is of sufficient size to allow for one off-street car parking space. On-site turning may not be achievable, so vehicles may have to exit the site in a reverse gear. However, the LHA does not anticipate that this would give rise to a severe safety concern, given the good forward visibility along First Avenue in this location.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para. 109), and that there are no transport grounds to resist the proposal.

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Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises a vehicular access to the dwelling which is located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

Both the vehicular crossover and the hardsurfacing of the front garden area will be in keeping with the character of the area, which itself comprises many vehicular crossovers.

The fall of the land is towards the dwelling and therefore a surface water draining system is shown on the plans together with a soakaway.

It is not considered that the provision of the vehicular crossover and associated hardstanding will compromise the existing residential or visual amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved following amendment
2. Vehicle crossover licence

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 19.05.2021

Authorised by: Peter Barnett Date: 19 May 2021