Development Management - Delegated Officer Report

Application Number: AWDM/1020/24 Recommendation – APPROVE

Site: 70 First Avenue, Lancing, BN15 9QF

Proposal: Removal of existing front boundary fence and construction of vehicular access with a dropped kerb.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of First Avenue in Lancing, and is a two storey middle of terrace dwelling, and has a bay window at ground level. The front amenity area is bounded on three sides with timber fencing approx. 1m in height. The amenity area currently contains planting of shrubs etc.

The street is characterised by predominantly two storey terraced dwellings, many of which have created hardstanding's within their front amenity areas for the parking of cars.

Proposal:

Permission is sought to:-

- Drop the kerb to the front of the property to a width of 3m;
- Remove front boundary fence and gate; and
- Hardsurface all of the front amenity area, with permeable paving or permeable surfacing materials

Relevant History: None

Representations: Lancing Parish Council Support

Consultations:

WSCC Highways:

The Local Area Engineer has visited the site and measured the available frontage space from the bay window. It has been outlined that there would be sufficient depth fronting the bay window to accommodate an average sized vehicle in line with WSCC minimum requirements.

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway by means of a licence obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the licence being obtained.

Pedestrian visibility from the back edge of the footway appears sufficient for vehicles to anticipate oncoming pedestrians and similarly for pedestrians to see a manoeuvring vehicle.

In summary, 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. 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

'Vehicle crossover Licence'

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the provision of a VCO to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are many properties within First Avenue that have VCO's, and front hardsurface amenity area, therefore they are part of the character of the street scene. Thereby, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have raised no highway objection to the proposal subject to an informative regarding obtaining a vehicular crossover licence is attached to any approval.

Given that many of the properties within the area are using their front amenity area for the use of parking, and there are many existing VCO's in the immediate locality, it would be difficult to resist this application.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 17.09.2024

Authorised by: Peter Barnett Date: 17 September 2024