Expiry Date - 29/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0412/10 **Recommendation – Permit Application**

Site: **123 Sompting Road Lancing West Sussex BN15 9LH**

Proposal: **Vehicular access**

The Application

The application site is a detached bungalow located in Sompting Road adjacent to where it joins Boundstone Lane, in the built up area of Lancing. There are a mixture of styles of dwelling within the street. There is an existing wall to the site frontage. The plans show that part of this front wall will be demolished to allow for hardstanding for the parking of one vehicle. The remainder of the frontage is to be retained as garden area. Permission is sought to drop the kerb to the front of the property to allow access to the proposed hard standing. The access is to be 3 metres wide.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

West Sussex County Council: **-** It would appear that there is space to park a single vehicle clear of the highway at this site. There is no apparent visibility issue at the proposed point of access onto Sompting Road, the most recently available verified accident records reveal there have been no personal injury accidents in this location. The proposed cross over is 3 metres in width which is within WSCC's standards however it is recommended that the LPA secure the provision of 2x2 metre pedestrian visibility at this access by condition.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPG13 'Transport' (DTLR 2001)
PPS3 'Housing' (DCLG 2006)
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, 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.

The Government places great emphasis on people being able to travel safely whatever their chosen mode. The planning system has a substantial influence on the safety of pedestrians, cyclists and occupants of vehicles through the design and layout of footpaths, cycleways and roads.

Access and Parking

The County Highways Officer has stated that there is space for one vehicle clear of the highway and that there are no apparent visibility issues at this point of access. However it is recommended that the provision of a 2x2 metre pedestrian visibility splay is secured at this access by condition.

Recommendation

APPROVE for reason that :- The proposed vehicular access assists in reducing on-street parking and 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 works hereby permitted shall be carried out in accordance with the following approved plans: -

   Block Plan – received 3rd November 2010.

   Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date

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