Development Management - Delegated Officer Report

Application Number: AWDM/0586/23 Recommendation – APPROVE

Site: 30 Grinstead Lane, Lancing, BN15 9DY

Proposal: Proposed vehicular access

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:

No. 30 Grinstead Lane, Lancing, is positioned on the west side of the road, and is a semi-detached chalet bungalow. There is a grass verge to the front, which by the looks of things has been used for parking purposes. The front amenity area is unkempt and appears to be devoid of landscaping.

Grinstead Lane comprises predominately semi-detached dwellings with a few detached properties, and comprises a mix of bungalows and two storey dwellings, most of them have already laid their front amenity area to hardsurfacing for the parking of cars, and many have existing vehicular crossovers.

Proposal:

Permission is sought to provide:-

- A vehicular crossover to the property shown to measure 4m in width

Relevant History: None

Representations: None

Consultations:

WSCC Highways:

The applicant proposes a new 4m wide dropped kerb to serve the site, accessed from Grinstead Lane. From inspection of the plans and WSCC mapping, there are no apparent visibility issues with the proposed point of access on to Grinstead Lane. The proposed works will be subject to a licence obtained through the Local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The proposed driveway appears of sufficient size to accommodate at least three car parking spaces. On site turning does not appear achievable, so vehicles may have

to exit the site in a reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact in this location, owing to acceptable levels of visibility either side of the proposed access. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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 111, and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the vehicular crossover licence informative should be applied.

Lancing Parish Council: Support

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 2021

Planning Assessment

Principle:

The proposal comprises the creation of a VCO on 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:

The majority of properties within Grinstead Lane have VCO's, therefore they are part of the character of the street scene. Therefore, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have raised no objection to the proposal.

The consultation response from WSCC HA also state that they do 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 111), and that there are no transport grounds to resist the proposal.

With regard to planning, the proposal would not be out of character with the street scene, and given that many of the properties within the area, are using their front amenity area for the use of the parking, 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 without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 20.07.2023

Authorised by: Peter Barnett Date: 20 July 2023