Development Management - Delegated Officer Report

Application Number: **AWDM/1583/13** **Recommendation –** Approve

Site: 77 First Avenue, Lancing

Proposal: Vehicular crossover

Date of site visit: 4 February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a terraced house located on the east side of First Avenue. The road has a 30mph speed limit. The site has a lawned/planted front garden area with a low wall to the south side boundary and low fences to the north side and front boundaries. There is a grass verge between footway and roadway.

Permission is sought for the formation of a vehicular crossover. A new hardstanding would be formed, finished in block paving and with drainage within the curtilage of the dwelling.

There are other driveways and crossovers at neighbouring houses and with on street parking available between vehicular access points.

Relevant site history
None relevant

Consultations

WSCC: The Highway Authority has commented as follows:

The application seeks approval for the construction of a new vehicular crossover to serve a new driveway off of First Avenue. First Avenue is a residential C class road with a speed limit of 30mph. From inspection of the plans and information provided, it would appear there are a number of neighbouring properties within the vicinity operating similar driveways. The applicant has ensured pedestrian visibility splays are present within the access point and vehicular visibility in each direction would appear to be suitable.

There would be no concerns raised to this application from a highway safety perspective.

INFORMATIVE
The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate,

Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.

Lancing Parish Council: no objection

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access.

Visual amenity
The formation of a vehicular access would result in the loss of some of the grass verge and garden area. However, given that there are a number of other similar examples in the vicinity and that some planting can be retained, no significant harm would be caused to the character of the site or surroundings.

Highway safety
The Highway Authority has raised no objections. The application is therefore considered acceptable in terms of highway safety.

Recommendation

Approve for the reason:-
The proposed vehicular access would assist in reducing on street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Visibility splays
3. Crossing to be constructed to highway engineers specifications
4. Permission relates to approved plans:
   Unnumbered plans and particulars deposited 3 January 2014

Informatives:

- Highway licence required
- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any

representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 6 February 2014

Authorised by: Peter Barnett Date: 11 February 2014