Expires 2/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0230/08 **Recommendation – Permit Application**

Site: **81 First Avenue Lancing West Sussex BN15 9QF**

Proposal: **Vehicular access**

The Application

The application site is a mid-terrace house located on the eastern side of First Avenue, Lancing. The property has a large rear extension and rear garage and is bound by similarly extended houses, many of which have recently installed vehicular accesses to the front.
This application seeks permission to install a 5 metre wide vehicular access similar to those recently approved nearby.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No objection subject to the imposition of visibility splays.

Third Parties

Lancing Parish Council raise no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

Planning Assessment

Policies

Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Access

First Avenue is a classified road with large volumes of on-street parking. Many of the properties have recently converted their front gardens to hardstandings served by new dropped kerbs in order to ease the pressure. It is noted that, whilst this small segment of housing on the east side has few dropped kerbs, permission was recently granted for a new dropped kerb at No's 79, 83 and 85. The County Transport Services have raised no concerns over this proposed drop kerb. It is therefore considered that this proposal is acceptable and will not conflict with structure plan policy DEV4-5.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F: '...splays shall be 1 metre by 1 metre...'

Case Officer:.....

Date:19/6/08

PB 20/6/08