Expires 10/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0504/07 **Recommendation – Permit Application**

Site: **22 Manor Hall Road Southwick West Sussex BN42 4NB**

Proposal: **Dropped kerb/crossover (3m in width) to allow for off road parking**

The Application

The application site is a detached bungalow located on the south side of Manor Hall Road, Southwick. The property is bounded to the east and west by further similar detached bungalows, many of which feature frontal hardstandings with vehicle accesses. This proposal seeks permission for its own 3 metre wide drop kerb central to the front of the property.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No Objection.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AT12
West Sussex Structure Plan: DEV1, DEV4-5

Planning Assessment

The main concern with this proposal is how the new access will impact on highway safety.

The location of the site on the south side of Manor Hall Road is just 12 metres from a 'T' junction with Milton Drive to the north. Additionally directly fronting the property is a tree and telegraph pole on the verge and traffic calming cushions on the road. Any access to the site would therefore have to negotiate these features. West Sussex County Highways raise no objection to the installation of a dropped kerb, particularly as the majority of other properties in the area have their own. It is accepted that the traffic calming cushions may hinder vehicular access to and from the property, but not to an extent that would cause highway safety concerns. Providing the applicant accepts this issue and is prepared, if necessary, to pay reasonable costs towards the re-siting of these cushions if they cause problems, then Highways would raise no objections.
The location of the small tree and pole on the verge directly to the west of the access is not considered to hinder sightlines when exiting the site as they are of slim stature.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci: (standard time limit)
2. C9Ai: (pavement crossing details)

Case Officer:.....

Date: 14/9/07