

fDevelopment Management – Delegated Officer Report

Application Number: AWDM/0927/26 Recommendation: APPROVE

Site: 63 Boundstone Lane, Sompting, West Sussex

Proposal: Vehicle access onto Cokeham Lane

Date of Site Visit: Use of Google maps and visited when assessing previous

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow on a corner plot at the junction of Boundstone Lane and Cokeham Road. The principal elevation fronts Boundstone Lane.

The most recently approved application at the site was for a roof extension and dormers AWDM/0734/26.

The current application seeks to create a vehicular access from Cokeham Road to the south of the site and to remove the existing access which is to the north of the building leading from a garage which is shown on the plans to be removed along with the current access.

The proposed access will cross the front grass verge and create off street parking and turning space for the property.

Consultations:

West Sussex County Council: The Highways Authority

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed creation of a new vehicle access. The site is located on Cokeham Road, a C-classified road subject to a speed restriction of 30 mph.

A new vehicle crossover (VCO) is proposed on Cokeham Road to facilitate access to a new off-street parking area for two cars. The existing vehicle access point on Boundstone Lane is to be closed off. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Cokeham Road. On-site turning appears achievable within the site, allowing cars to exit in a forward gear.

The applicant is advised that the proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer. I note the written Parish Council representation raises a

concern regarding the proximity of the proposed access to the junction with Boundstone Lane. For licences to be granted for VCOs, the proposed access must be situated at least 10m from a junction, which from inspection of the plans the proposed access achieves. As such, no concerns would be raised in this regard. 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 National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Sompting Parish Council:

Councillors have concerns that the proposed driveway is too close to the junction.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (August 2026)

WSSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and highway safety.

Visual amenity

The proposed access to the south of the site will match the existing access at the adjacent property. It will cross the grass verge in the same way. There are many vehicular accesses along Cokeham Road. Despite the loss of frontage vegetation, this proposal will be in character with the street scene where there are large areas of hardstanding and numerous vehicular accesses.

Residential amenity

There would be no adverse impact upon the amenities of the adjacent occupiers as a result of the proposed development.

Highway Safety

West Sussex County Council Highways Authority has stated that there no transport grounds to refuse the application and that the access is a sufficient distance from the junction despite Sompting Parish Council's objection. There is turning space on site and permeable block paving is proposed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation Y

1.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.

2. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

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Case Officer: Hannah Barker

Date: 10th September 2026

Authorised by: Peter Barnett

Date: 15 September 2026