Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0232/13

Site: **52 Southwick Street, Southwick**

Proposal: **Vehicular access for parking in front garden**

Date of site visit: 24th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached two storey dwelling on the east side of 52 Southwick Street, a residential street comprised of detached and semi-detached dwellings.

The front garden has no boundary treatment has a shingle hard standing with a path running from the pavement to the front door, which appears to have been in place for some time possibly since a two storey side extension was built at the side of the property.

Permission is sought for the formation of a dropped kerb to allow vehicular access to an existing hard-surfaced area in front of the property. The original proposal showed a pedestrian path running down the centre of the forecourt, directly in front of the crossover. The plans have been revised to divert this pathway to the south of the plot.

Relevant site history

A two storey side extension (with room in roof) was permitted in 2005.

Consultations

Environmental Health: Suggest contaminated land informative.

West Sussex County Council:

The Highway Authority commented:

"This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposed crossover to access the driveway will require visibility splays of 2m for pedestrians; this will require any proposed planting to be no higher than 0.6m above the ground level and any existing foliage to be maintained in order to safeguard the visibility splay.

The new access should be constructed in crossover construction in accordance with the specification obtained from WSCC. I would also seek that the driveway is constructed in a bound material and not left as a loose material that may then be carried onto the public highway.

If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.

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."

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)
Guidance on the permeable surfacing of front gardens DCLG/EA 2008

Planning Assessment

The front garden area is currently surfaced with gravel with a block paved edge. On the basis that the driveway sub-base is permeable, the shingle and block paving is an acceptable solution. The original (existing) position of the front pathway was unacceptable as it would have resulted in a conflict between pedestrian and vehicular access. The proposal has been revised to ensure this is not the case.

Planning permission is not required for permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. A gully and soakaway has been provided, which meets these requirements,

As such planning permission would not have been required for the hard-standing as provided. Nevertheless, it is regrettable that none of the previous garden area or any soft landscaping has been retained, along with the removal of the former boundary wall. A parking space and vehicular access could have been accommodated without the need to demolish the entire wall and lose the garden.

This aside, the Highways Officer is satisfied that the proposed vehicular access would facilitate the safe access of vehicles to/from the property to the highway, subject to conditions regarding its width and the retention of visibility splays. There is a strip of block paving at the front of the shingle area, which is considered adequate to avoid carrying loose material on to the highway.

Recommendation

APPROVE for the reason:-

The proposed vehicular access can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. 3m width access with visibility splays

Informatives:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Is recommendation contrary to letter(s) of representation?
No

Case Officer: Jo Sanderson Date: 7th June 2013

Authorised by: Jo Morin Date: 7 June 2013