Expires 13/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0028/08 **Recommendation – Permit Application**

Site: **5 Mile Oak Road Southwick Brighton West Sussex**

Proposal: **Vehicular access**

The Application

The application site is a semi-detached house located on the south side of Mile Oak Road, Southwick. The property has a long rear garden with an outbuilding/garage at the rear accessing onto a communal block of garages. This proposal seeks permission to install a 3 metre wide vehicular access at 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

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

The access will open onto the south side of Mile Oak Road where there are currently very few dropped kerbs. As current there is on-street parking that could hinder visibility when exiting the site. It is not considered that this will be a great issue as the street is very straight in both directions with the level of traffic and parking generally light. The hardstanding has already been installed and is clearly capable of allowing vehicles to turn onsite and exit in a forward gear. Although the access is opposite a junction the levels of traffic and visibilities are such that this will not present a hazard. WSCC Transport Services have not raised an objection to this proposal.

Recommendation

APPROVE for reason that :-

3PP: remove '...AT12 of the ADLP and...'

Subject to:

1. C1Ci
2. C9Ai: remove '...AT12 of the ADLP and...'
3. C9F: remove '...AT12 of the ADLP and...'

Case Officer:.....

Date:14/2/08.

PB 14/2/08