DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: AWDM/0785/11	Recommendation – APPROVE
Site	27 Mile Oak Road Southwick Brighton West Sussex
Proposal:	Vehicular Access

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a mid-terrace house on the east side of Mile Oak Road, a classified road. The surrounding land slopes down towards the south so that the attached property to the south (No.25) occupies relatively lower land. The site is slightly raised in relation to the public highway with a low block-work retaining wall on the front boundary.

Permission is sought to create a vehicle access and hard-surface the front garden to provide an area of off-street car parking.

RELEVANT PLANNING HISTORY:

No.31 Mile Oak Road Vehicle Access SW/80/03/TP – Approved
No.33 Mile Oak Road Vehicle Access SW/70/03/TP – Approved

RELEVANT PLANNING POLICIES:

South East Plan 2009 – CC1, CC6, BE1
Saved Adur District Local Plan – AH7
PPS1: Delivering Sustainable Development

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The Highway Authority: comments that from inspection of the plans there appears to be no apparent visibility issue at the proposed point of access onto Mile Oak Road. The proposed access is to be a width of 3.0 meters which is considered appropriate given that the access will serve one dwelling. It is noted that a turn on site facility is not possible. However given that similar access arrangements are found along this section of Mile Oak Road, which according to the most recently available verified accident records have been operating safely, this is not considered to be of detriment to highway safely. It is unlikely that the creation of an access in this location would have an impact on highway safety.

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

No representations have been received from third parties.

PLANNING ASSESSMENT:

Policy CC1 identifies the principal objection of the SE Plan to achieve and maintain 'sustainable development'. The relevant considerations the effects of the proposals on highway safety and on the residential and visual amenities of the locality.

The existing retaining wall forming the front boundary would be removed and a centrally-positioned 'dropped kerb' created in the public highway. The side boundaries would be defined by a low brick wall with piers. [The wall on the north side has been completed.] The proposed hard-surface would consist of concrete imprinted to appear as block paving. The gradient would be excavated to leave a shallow incline sloping down towards the road. Surface water run-off would be collected via an 'Aco drain' across the site frontage draining into a soakaway within the curtilage of the site.

This property (and the attached property to the south) is one of the few remaining on this side of the road which does not have on-site parking within the front garden area. No objection to this vehicle access has been raised by the Highway Authority on highway safety grounds.

In visual terms it would have been desirable to have preserved a small element of vegetation in order to soften the otherwise very urban appearance resulting from the loss of the existing front garden. However, the frontage is modest in size with limited room to accommodate a vehicle and allow for pedestrian access. It would be very difficult to insist on an element of soft landscaping in this road where so many other gardens have been hard-surfaced. It is considered the objective for sustainable development is adequately met by the provision of a soakaway within the site curtilage.

There would be no adverse impact on the amenities of neighbouring residential occupiers.

RECOMMENDATION: APPROVE for the reason:-

The proposed vehicular access would assist in reducing on-street parking and not detract from highway safety nor conflict with 'saved' policy AH7 of the Adur District Local Plan or policies CC1 and CC6 of the South East Plan.

Subject to:-

1. Standard 3 yr time limit
2. Approved plans
3. Provide dropped kerb prior to use of access
4. Retaining walls/piers on side boundaries not to exceed 1m in height from natural ground level

Informative:

The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign.....Jo Morin.....Date.....1 December 2011.....

Authorising Officer
Sign.....Date.....1/12/11.....