expires 4/7

Application Number: ADC/0249/08 Recommendation – APPROVE

Site: 13 Mile Oak Road, Southwick

Proposal: New vehicular crossover

The Application

It is proposed to construct a vehicular crossover at this semi detached bungalow. The hardstanding has already been formed on the property frontage as 'permitted development' and this application seeks to drop the kerb onto Mile Oak Road.

Consultations and Representations

County Transport Planning Services – There is a slight visibility issue at the point of access due to the large amount of on-street parking. Adequate visibility splays should be provided at the site entrance.

Third Party Representations – none received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4

Manual for Streets

Planning Assessment

Policies

Structure Plan policy DEV4 states that development should provide safe and adequate access to the highway network. Guidance on visibility splays is given in the Manual for Streets.

Character and Highway Safety

Mile Oak Road contains a large number of properties with vehicular crossovers. The proposal will not therefore be out of character in the street.

Although there is a slight problem with on street parking affecting visibility at the entrance, the County Highway Officer has no objection to this proposal subject to adequate visibility splays being provided. The proposal would also assist in reducing on street parking on this busy road.

Recommendation

APPROVE for the reason:

3PP

Subject to:

1. C1Ci

2. No development shall be commenced until visibility splays of 2.4 metres by 43metres have been provided at the centre of the proposed site vehicular access onto Mile Oak Road. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.
Reason – In the interests of road safety having regard to Policy DEV4 of the West Sussex Structure Plan.

3. No development shall be commenced until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Mile Oak Road. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.
Reason – In the interests of road safety having regard to Policy DEV4 of the West Sussex Structure Plan.

Case Officer ..... Date 6/6/08