Development Management - Delegated Officer Report

Application Number: AWDM/0724/22 Recommendation – APPROVE

Site: 206 Old Shoreham Road, Southwick, BN42 4TR

Proposal: Formation of Vehicular Access with associated Hardstanding

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is a two-storey middle of terrace dwelling, located on the south side of Old Shoreham Road, a dual carriageway, with a speed limit of 40mph. Railings separate the north side of the dual carriageway from the south side, therefore car users from the property have to travel westwards.

Outside the site there is a wide pavement and then a layby and bus stop to the front, west of their property. Vehicles currently park within the front layby.

Proposal:

This application seeks planning permission to amend earlier approval AWDM/0411/21 to:-

- Widen the approved 3m dropped kerb to 4.5m

Consultations:

WSCC Highways:

WSCC in its role as LHA previously provided comments pertaining to highway matters for this site for similar application AWDM/0411/21, raising no highway safety concerns. The LPA permitted the application.

For the current application, the proposals appear to be similar to the previous application at this site, but with an increased width of the proposed vehicle crossover (VCO) to 4.5m The LHA raises no objections to the increased VCO width, as the increased width can be seen as a benefit in terms of ease of access.

In conclusion, 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 NPPF (para.111) 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'*

Representations: None

Relevant History:

AWDM/0411/21 Formation of vehicular access with associated hardstanding
Approved 29.04.2021

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Only approx. one half of the front garden will be hard surfaced for car parking, thereby leaving the remaining as soft landscaping.

The proposed dropped kerb of 4.5m is considered reasonable, and by providing access to the site off this busy road will take a car of the road.

It is not considered that the crossover and hardsurfacing will negatively impact on the visual or residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment
2. Vehicular crossover licence

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 14.07.2022

Authorised by: Peter Barnett Date: 14 July 2022