Development Management - Delegated Officer Report

Application Number: AWDM/1744/20 Recommendation – APPROVE

Site: 165 Middle Road, Shoreham-by-Sea, BN43 6LG

Proposal: Vehicle access

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is an end of terrace, two storey dwelling, located on the north side of Middle Road, opposite a playing field. This side of the road comprises predominantly terraced dwellings with small front gardens. Most also have a low, flint infill front boundary walls. Many of the properties have removed this front wall in order to utilize the front garden area for car parking, and have provided a vehicular crossover to the front of their property.

Proposal:

The application seeks permission to gain a vehicular access to their property in order to gain vehicular access onto their land for car parking.

The dropped kerb is shown as being some 5.7m in width

Representations: None received

Consultations: WSCC Highways:

"The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the NPPF (para. 109), and that there are no transport grounds to resist the proposal.

I am mindful of the use of pre-commencement conditions."

Relevant History: None

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 2019

Planning Assessment

Principle

The proposal comprises vehicular access to the dwelling which is 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

Both the vehicular crossover and the hardsurfacing of the front garden area will be in keeping with the character of the area. WSCC have raised no objections to the crossover subject to the pre-commencement conditions.

It is not considered that the vehicular crossover will materially affect the existing visual or residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Highways Access

Informatives:-

1. Approved without amendment
2. Highways informative

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

Case Officer: Eve Hearsey Date: 12.03.2021

Authorised by: Gary Peck Date: 12 March 2021