Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/0722/12

Site: **34 Gardner Road Southwick Brighton**

Proposal: **Extension of existing crossover, removal of existing impermeable concrete hardstanding and provision of gravel surface with three rows of block pavers on front edge of drive to create permeable hardstanding area.**

Date of site visit: 19/06/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey mid terrace dwelling within Southwick. There is currently off street parking provision for one car to the frontage with existing concrete slabs and some lawn is retained adjacent to the eastern boundary. There is an existing dropped kerb with access across the grass verge.

Permission is sought to extend the existing dropped kerb to 4.5 metres and to increase the width of the asphalt over the grass verge. The existing concrete hardstanding is to be removed and replaced with gravel on a permeable sub base. Three rows of block paving will be laid at the frontage of the hard stand to retain the gravel within the site.

West Sussex County Council: The County Highways Authority state that the widened access must not exceed 4.5 metres in width. It is also required that the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway. Visibility splays for pedestrians should be present at the new point of access onto Gardner Road. These should be 2 by 2 metres and should be kept free of all obstructions over 0.6 metres in height.

Adur and Worthing Council: - The Environmental Health Officer has advised that an informative relating to potentially contaminated land should be attached to any permission granted.

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the proposed alteration to the dropped kerb is acceptable. There is already an access providing off street parking at this property. The proposal will result in a wider, safer access with improved hardstanding which will reduce surface water draining onto the public highway. The main issues for consideration are highway safety and visual amenity.

Visual amenity

The new gravel hardstand with block paved edge is proposed to cover the whole property frontage. The existing grass strip to the eastern boundary is to be lost. The expanse of hard standing proposed is regrettable however due to the narrow frontage and the existing surface being upgraded with the use of gravel and block paving this is not considered to appear overly ‘urban’ in appearance. The appearance is softened by the wide grass verge to the east and west of the property frontage with Sycamore tree on the western side. There are other examples of properties with off street parking provision within Gardner Road and therefore this is not out of character. On balance the proposal is therefore acceptable.

Residential amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Accessibility and parking

The vehicular access already exists at the site. By widening the access there will be improved visibility and access from the highway. The Highway Authority has commented that the driveway should be constructed using a bound material to prevent material spilling onto the public highway. In response amended plans have been received showing the block paved edging to be increased to three rows. The Highways Authority have informally commented that this is acceptable and therefore the gravel surface is acceptable. Subject to visibility splays being provided there would be no highway issues.

Other Matters

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to use of the dropped kerb and hardstanding the access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2m x 2 m on each side of the access based on the existing highway boundary, and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.
3. Permission relates to approved plans:
   Layout plan to show proposed works scale 1:100 - received 13th July 2012

Informatives: -

1. Contaminated land informative

2. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. Specification to be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

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

Case Officer: Hannah Barker Date: 16th July 2012

Authorised by: Jo Morin Date: 18 July 2012