Development Control – Delegated Officer Report

Application expiry: 19.01.07

Application Number: ADC/0372/06 Recommendation - Permit

Site: 7 Gardner Road Southwick Brighton West Sussex

Proposal: Vehicular access

The Application

The application property is an end of terrace house on the south side of Gardner Road, 30 metres to the west of the junction with St. Aubyn's Crescent. The proposal is for a vehicular access.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport.
Gardner Road is classified as the C167 and serves as a local distributor road linking the A259 at Southwick with the Brighton and Hove border, close to Portslade. A number of dwellings have off-street car parking without on-site turning. Site access visibility is adequate along Gardner Road and the applicant should ensure that 2m x 2m pedestrian intervisibility is provided if planning consent is granted. The applicant will be required to pay for the re-siting of the highway sign that currently resides in the location of the proposed crossover indicating that verge parking is not acceptable.

Third Parties

There has been no third party objection to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Other properties in the locality, notably the two adjacent properties (No's 5 & 9) benefit from having vehicular crossovers approved, without requiring on site turning.

The proposed hardstanding would cover the whole of the front garden area of the property and would result in the removal of any plants or shrubs that would interrupt pedestrian intervisibility. The front wall would be removed and a 2m x 2m pedestrian splay would be possible in accordance with West Sussex Highways comments.

Recommendation

APPROVE for reason that:- 3PP

1. C1Ci.
2. C9Ai.
3. C9F – amended
   The access shall be laid out to provide visibility splays on each side of its junction with the existing highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.;6 metres above the level of the adjoining carriage way.
   Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

Case Officer: [redacted]
Date: 16.01.07 [redacted] 16/1