Expires 15/3/07

Development Control – Delegated Officer Report

Application Number: ADC/0036/07 **Recommendation - Permit Application**

Site: **36 Southwick Street Southwick West Sussex BN42 4TG**

Proposal: **Widening of vehicular access**

The Application

The application property is a semi-detached dwelling situated on the east side of Southwick Street. It has an enlarged hardstanding to the front capable of holding two vehicles with low brick walls either side bordering the pavement.
The current single vehicular access is deemed insufficient due to the expanded parking layout at the property with only three metres of the five metre open frontage served by the current access. The proposal is therefore to widen the vehicular access and crossover by two metres to allow for easier access to and from the hardstanding in both directions.
Southwick Street itself is a classified 'C' road providing access to Southwick shopping centre and train station from both major trans-district trunk roads, the A270 Old Shoreham Road to the north and the A259 Brighton Road along the coast.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport No objections.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AT12.

Planning Assessment

The neighbouring properties on the east side of Southwick Street currently all have vehicular accesses, some of which appear larger than the standard three metres due to low kerb heights. Visibility when exiting the applicant property is good in both directions although can be restricted on occasions due to vehicles parking on the kerb side. Despite the close proximity of the two trunk roads, Southwick Street has been classified a 'C' road with consistent light traffic volumes from both directions. Consequently entering and exiting the site is not deemed overly hazardous.
West Sussex County Council Highways and Transport Services have commented that the extension of the crossover would not result in the loss of any on-street parking as a suitable six metres of full height kerbing would continue to exist between the applicant property (No.36) and the neighbouring dwelling at No.38.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci (standard time limit)
2. C9Ai 'No use of the enlarged vehicular access.....' (pavement crossing details) .. until a widened kerb and..

Case Officer.....

Date...16/2/07.....

20/2