Development Management – Delegated Officer Report

Application Number: AWDM/0658/15 Recommendation – APPROVE

Site: 31 Buckingham Road Shoreham-By-Sea, West Sussex

Proposal: Vehicular access to parking area in front garden including complete removal of front boundary wall with retention of brick piers.

Date of site visit: 16/06/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a semi-detached dwelling in a matching pair of semis on the southern end of Buckingham Road. The site is near to the edge of the town centre with mixed use office, residential and commercial uses. As existing there is a mature front garden with flint wall to the southern side with brick and rendered front wall. Permission is sought to remove the front wall and the main part of the vegetation and create a vehicular access and parking area to the property frontage. Block paving is proposed and the dropped kerb is to be the full width of the dwelling at 7 metres. Amended plans have been received showing the retention of the front brick piers and some planting to the northern boundary and behind the parking area adjacent to the house.

Consultations

WSCC: The Highway Authority has commented as follows:

This application seeks the installation of a Vehicle crossover in order to provide off street car parking for 31 Buckingham Road, Shoreham. Buckingham Road is a 'C' classified road subject to a 30 mph speed limit at this point. On street car parking is prohibited in this area with the immediate vicinity by the presence of waiting restrictions.

The precedent of off street car parking in this area without a turn on suite facility does already seem to have been established along this section of Buckingham Road. This proposal would provide the provision of 2 x 2.4 x 4.8 metre vehicle car parking spaces, alleviating some demand placed upon on street car parking in the nearby area. No anticipated highway safety concerns would be raised to this

proposal. If the LPA are minded to grant planning consent the following informative would be advised:

Minor Highway Works
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations
None

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'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access and proposed hardstanding. Many other adjacent dwellings and commercial premises have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The formation of a vehicular access would result in the loss of a mature front garden. The applicant, following discussion with the officer, has provided an amended plan which shows planting adjacent to the dwelling behind the parking area and some trees are to be planted on the northern boundary. Also shown is the retention of the brick piers at the property frontage. These will both contribute to the softening of the impact of the hard stand and improve the impact on the street scene.

There are many other examples of vehicular accesses in close proximity to the site. The attached semi has an entirely block paved frontage. Permission was granted for the dropped kerb under AWDM/1463/12 but the block paving had already been constructed at this time under permitted development.

The amended proposals soften the impact of the development and would not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety

The application is considered acceptable in terms of highway safety subject to the suggested informative. It is suggested that the proposal would alleviate some demand placed upon street parking in the nearby area.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Location Plan – received 2nd June 2015
   Layout plan – received 15th July 2015
3. Soft planting shown on approved drawing to be carried out within first planting season following completion of the development.

Informatives:

- Highway licence required
- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 20th July 2015

Authorised by: Jo Morin Date: 20.07.2015