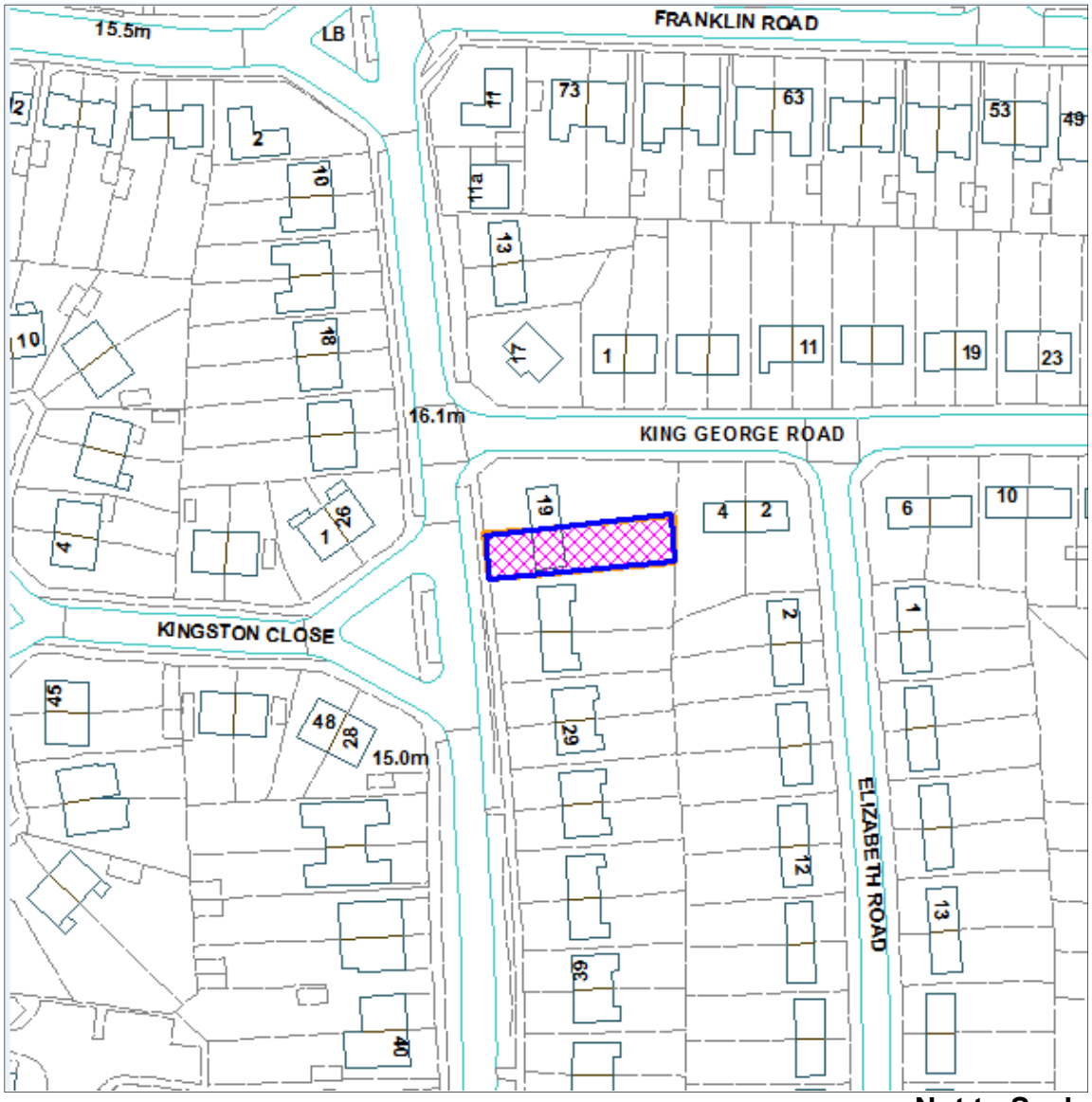
Application Number: AWDM/1405/19 **Recommendation – APPROVE**

Site: **21 Stoney Lane, Shoreham-by-Sea, BN43 6LA**

Proposal: **Vehicular access.**

Applicant: Ms Laura White Ward: Southlands
Case Officer: Eve Hearsey



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright License number LA100024321

Proposal, Site and Surroundings:

The proposal seeks permission for a vehicular access at 21 Stoney Lane, on the east side of the Lane opposite the junction with Kingston Close.

The property is a two storey semi-detached dwelling. Most properties on the east side of the road, between 23 and 69 Stoney Lane, sit above the level of the road and are separated from the road by a grassed bank containing a hedge. However, No.21 sits to the north of the hedge line and the grass bank is less steep in this location.

Another application for a vehicular access has been submitted for no. 35 Stoney Lane and is to be considered at this committee.

Both properties are owned by Adur District Council.

Relevant Planning History:

SU/171/91 – Vehicular access at No.45 – refused

SU/47/98 – Vehicular access at No.45 – approved

SU/66/99 – Vehicular access at No.69 – refused for the following reasons:

1. The proposal does not make provision for adequate visibility at the junction of the access with the carriageway of the highway and would be detrimental to highway safety
2. The proposal, in order to provide the requisite visibility, would require the removal of a section of the long-established hedge on the roadside bank which forms an attractive feature of the locality. Such hedgerow removal would detract from the streetscape and make it difficult to resist other similar proposals which cumulatively would result in the loss of the hedge and be detrimental to the environment of the area.

Consultations:

West Sussex County Council: The comments of the **Highways** Officer are to be reported

Representations

To be reported

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15, 28, 30
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Policy 15 of the Adur Local Plan states that development should respect the existing natural features of the site and should make a positive contribution to the sense of place, local character and distinctiveness of an area. It should have safe access to the highway network and not result in harm to highway safety.

Policy 30 states that green infrastructure will be protected and enhanced.

Visual Amenity

The hedging to the front of the properties along this side of the road does not run as far north as No.21. The grassed bank is also less steep here. Consequently, the formation of a vehicular access at this point would not have a significant visual impact or cause harm to the character of the area.

For this reason, it is considered that the application can be supported as it would not result in the loss of the hedging that characterises this stretch of the road. In this respect it is materially different from the application at No.35, considered elsewhere on this agenda.

The plans originally showed the entire front garden replaced with permeable block paving. In order to soften the appearance of the parking area amended plans have been requested and received showing a planting strip retained at each side of the garden.

Highway Safety

The proposed access does not cross a steep bank in this case and the gradient is therefore considered to be acceptable in highway safety terms. Visibility appears to be sufficient at this location but the comments of the Highway Authority were still awaited at the time of writing. An update will be provided at the meeting.

Recommendation

Subject to there being no objection from WSCC Highways, APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. The use of the car parking area shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the approved plans

4. The use of the access shall not commence until such time as the parking area has been constructed in accordance with the details shown on approved plans

Informative Vehicle Crossover – Minor Highway Works

7th October 2019