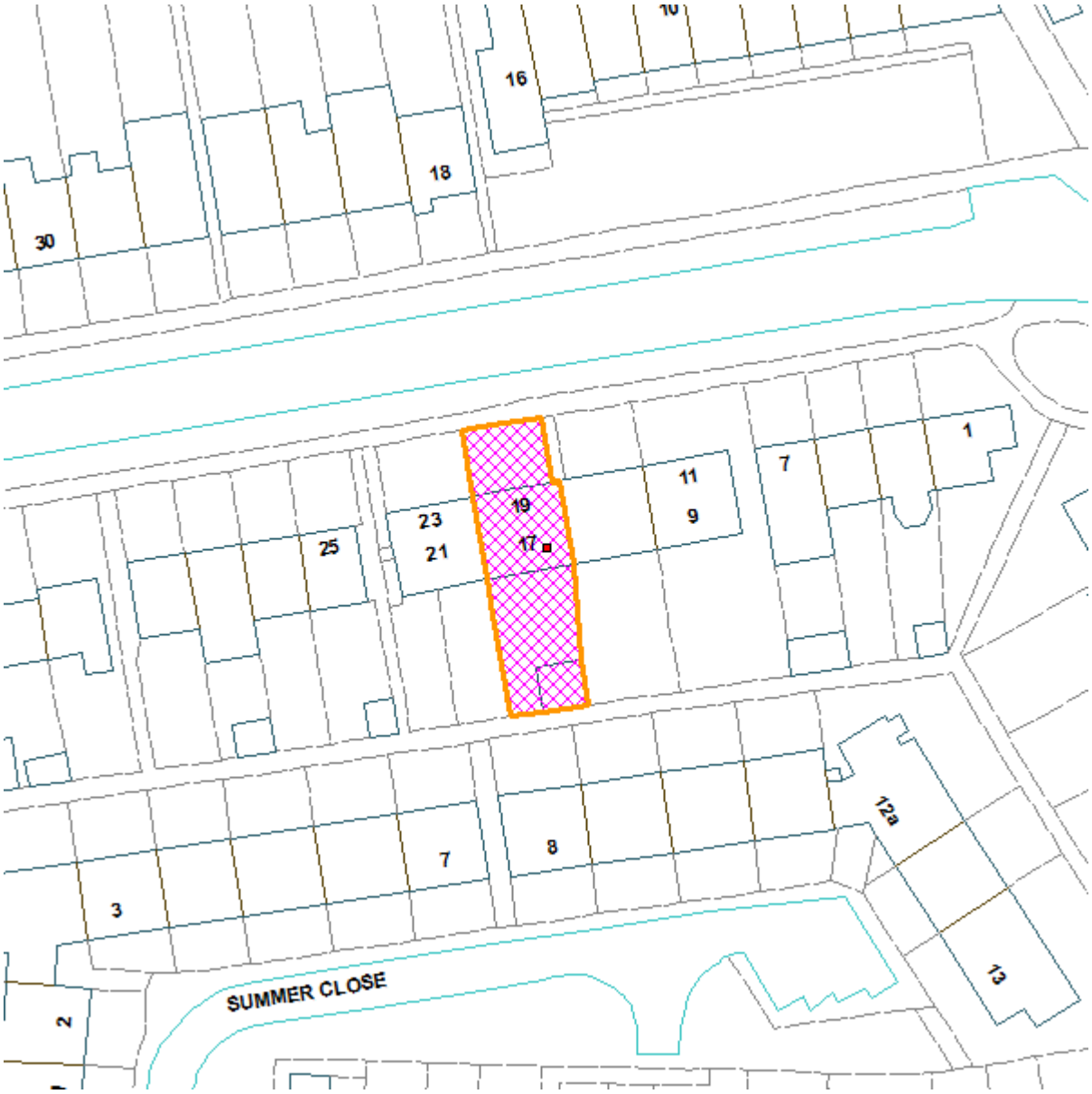
Application Number:	**AWDM/0355/25**	**Recommendation - APPROVE**
Site:	**19 Gardner Road, Southwick, BN41 1PN**	
Proposal:	**Proposed dropped kerb/vehicular crossover**	
Applicant:	Stephanie McCarthy	Ward: Eastbrook
Agent:	Stephanie McCarthy	
Case Officer:	Eve Hearsey	



Not to Scale

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Proposal, Site and Surroundings

Permission is sought to provide a vehicular crossover and a gravelled drive to the front of the property.

The application property is a ground floor flat and is located on the south side of Gardner Road. It is two storey and a middle of terrace residential building. The application site is the ground floor flat and has the amenity area to the front.

The neighbouring properties within the terrace are also in flats. Many of the properties within the area have vehicular crossovers to them and the neighbouring property at no. 21 also has a gravelled front amenity area.

The minor application is brought to the Committee under the requirements of 3.5.5 (g) of the delegation scheme.

Relevant Planning History

SW58/94 *Vehicular Accesses (Reg 3), no.'s 11,13,19, 21, 25, 41, 43, 45, 55, 57, 63.* ***Approved 28.11.1994***

Consultations

West Sussex County Council Highways:

No objection from a transport/highways aspect subject to Licence for crossover from WSCC Area Office.

Comments that a gravel trap be installed to stop loose material being distributed onto the footway and carriageway.

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 15, 28
National Planning Policy Framework (December 2024)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that 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

The proposal comprises the provision of a Vehicular Crossover (VCO) and parking space to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Highway safety

Vehicular crossovers are a common feature in the street and there are no highway safety concerns, as confirmed in the Highway Authority response, above.

Visual & Residential amenity:

There are many existing vehicular accesses within the area, and therefore the creation of an additional vehicular crossover will not be out of character with the locality. There will be no material effect onto the existing visual or residential amenities of neighbouring properties.

The adjoining property no. 21 has used gravel on part of its front amenity area and has a parking area on the other part. Other neighbouring properties have generally used concrete which appear to be historic. WSCC Highways have raised no objection to the use of gravel and ask for a gravel trap to be installed on the property to prevent the loose material being distributed onto the footway and carriageway.

The applicant has confirmed that the existing brick wall across the front of the property will be cut down to leave some 15-20mm above the public footpath. The gravel area will be behind the cut down wall on their land. Gravel grids will also be installed to help to keep the gravel in place.

Recommendation: **Approve**

Subject to conditions:-

1. Approved Plans.
2. Standard time limit.

Informatives:-

1. Approved without amendment
2. VCO Licence
3. Gravel trap