Expiry Date – 11/6/18, ppa sought to 17/12

Development Control – Delegated Officer Report

Application Number: AWDM/0374/18 Recommendation – Grant

Site: 84 Southview Road, Southwick

Proposal: Widening of vehiclular access

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11/5

Site and Surroundings

This application relates to a detached house on the east side of Southview Road.

The property has an existing crossover on the south side of the frontage to a rear garage. Both neighbouring houses have dropped kerbs. On the opposite side of the road there are two on street car parking spaces available. Southview Road is blocked off at the north end and does not provide access onto the Old Shoreham Road.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to widen an existing dropped kerb to enable parking on the frontage of this property and to create a parking space in the front garden. There is already a parking space to the side of the property and rear garage.

The front wall has already been removed and the entire front garden is exposed and is fully tarmacked. The existing 3.5 metre wide drop kerb, on the south side of the frontage, is to be widened by 2.9 metres northwards.

Relevant Planning History

SW/27/84 – Porch. Granted 24.4.84

5917/66 – Extension, hall and bedroom. Granted 12.12.66

5453 – Double garage and alterations. Granted 14.8.64

Consultations

Highways:

This proposal is for the creation of a Vehicular Crossover (VCO) on to Southview Road, a B-classified road subject to a speed limit of 30mph. The site currently benefits from a VCO to the south of the site, providing access to a garage at the rear.

The Local Highway Authority (LHA) has been re-consulted on this application following the submission of revised plans. The plan submitted previously did not demonstrate the exact position of the proposed VCO.

The applicant has now provided a plan which demonstrates the proposed VCO in relation to the site. The applicant proposes to widen the existing 3.5m VCO to 6.4m in width. A licence will be required for the proposed access works and must be constructed to a specification agreed with the Local Highway Engineer.

Visibility at the proposed widened access appears sufficient for the anticipated road speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that widening the access would exacerbate an existing safety concern.

The proposed parallel parking space on the site frontage meets the minimum specifications of 2 x 6m as set out in Manual for Streets. A turn on site would be preferred although clearly there is insufficient space to accommodate this and this arrangement has existed at this site for some time without evidence of safety concern.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions
Access
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on highway safety.

Character

The applicant had already removed the front wall and all front garden vegetation before making the application. The frontage is hard surfaced.

Road safety

The application was revised to extend the existing crossover rather than to create a separate, additional crossover as originally planned. The highway authority is satisfied that the plan received on 5/12/18 is now acceptable and such a development will not be harmful to road safety.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Frontage not used for parking until x-over extended under license.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 13/12/18
Authorised and signed by:	Peter Barnett	Date: 13 December 2018