Development Management – Delegated Officer Report

Application Number: AWDM/0556/16 Recommendation – APPROVE

Site: 80 Eastern Avenue, Shoreham-By-Sea

Proposal: Vehicular access from Eastern Avenue and parking area in front garden (amendment to AWDM/0201/16)

Date of site visit: 16.02.16 (when assessing AWDM/0201/16)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an end of terrace dwelling on Eastern Avenue adjacent to the junction with Middle Road in Shoreham. The property's main frontage is onto Eastern Avenue, a low level wall surrounds the site to the side and frontage with a gate from the footpath on eastern Avenue. The area to the front and side of the dwelling is currently garden area with lawn and some mature vegetation and shrubs on the boundary.

Proposal

Originally consent was sought under reference AWDM/0201/16 for a vehicular access and parking area to the front of the dwelling. Access was proposed from Eastern Avenue and parking provision for one vehicle adjacent to the southern boundary. Partial demolition of the front wall was sought to allow for the access and hardstand. The remainder of the wall staying with the lawn and planting retained. Consent was granted for the demolition of 3 metres of wall and a 3 metre wide vehicular access.

The current application is an amendment to the previously approved scheme. It shows the vehicular access to be 6 metres wide with the amount of wall to be removed and hardstand also increased to 6 metres.

Consultations:

West Sussex County Council: Highways Authority: -

The comments received from West Sussex County Council re: the original application are copies below: -

WSCC were originally consulted and it was considered that a site visit rather than a desk top study was appropriate in this case.

WSCC Highways visited the site on the 10th March 2016 and observed traffic flows and speeds along this section of Eastern Avenue. Particular attention was paid to the traffic lights which are in close proximity to the proposed access. In summary the LHA would not raise an objection to this proposal.

Access
A turn on site would be preferred, clearly though there is insufficient space to achieve this. Several other properties here have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway. A portion of residents of adjoining properties in this location currently practice on-street parking which results in a noticeable narrowing of the existing available carriageway space.

As the site accesses onto a residential road with a speed restriction of 30mph, it would be appropriate for the development to be considered alongside Manual for Streets (MfS) guidance. The proposed visibility splays, taken from a setback of 2.4m, are acceptable and can extend to the required 43 metres. MfS does provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, that there is not an extensive demand for on-street parking particularly during peak movement time.

In addition the LHA has independently assessed the potential vehicular trip generation using TRICS (Trip Rate Information Computer System) for 1 dwelling. The TRICS trip generation, indicates that the dwelling would generate 2 two way vehicular movements in the AM peak period and 3 two way movements in the PM peak period. Given this low number of vehicular movements it is not considered that during the peak periods any use of the proposed access point would result in a material or detrimental impact.

The works on the highway for the new access must be agreed with the WSCC Community Area Office and carried out under licence. We would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface water running onto the public highway

Conclusion
The LHA does not consider that the proposed would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and there are no transport grounds to resist the proposal subject to the following conditions.

Access (details approved)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

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

The Highways Authority has also commented on the current scheme their comments are as follows: -

Access, Visibility and Parking
The applicant is now seeking to enlarge the hard surfaced drive and widen the proposed access to 6m. The site is in close proximity to a junction controlled by a set of traffic lights. Due to this close proximity, the LHA have consulted the Area Office regarding the positioning and lengthening of the proposed access. The Area Office

has advised that the access may not exceed 6.4m in length, and that the sightlines must be kept clear of any obstructions that could hinder visibility.

As stated in my previous response the site accesses onto a residential road with a speed restriction of 30mph, it would be appropriate for the development to be considered alongside Manual for Streets (MfS) guidance. The proposed visibility splays, taken from a setback of 2.4m, are acceptable and can extend to the required 43 metres. MfS does provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, that there is not an extensive demand for on-street parking particularly during peak movement time.

The LHA proposes that pedestrian a visibility splay on the northern side of the access of 2m x 2m is maintained within the boundaries of the applicant's land- any obstructions of over 0.6m in height should be removed or cut back in order to achieve this.
The area office should be consulted by the applicant in order to obtain a license to enable them to carry out the works on the highway.

Conclusion

Other properties along Eastern Avenue have similar arrangements and balanced with this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties. This results in a noticeable narrowing of the existing available carriageway space.
The LHA does not anticipate that this proposal would have a detrimental impact on the highway network and therefore there are no transport grounds to resist the proposal subject to the following conditions.

Conditions

Pedestrian Visibility (details required)

No use of the parking area shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing a pedestrian visibility splay of 2 x 2 metres has been provided to the North of the proposed site vehicular access onto Eastern Avenue, in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interest of road safety.

Access (details approved)

No use of the parking area shall be commenced until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interest of road safety

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

Southern Water: - Southern Water has advised that it is the responsibility of the developer to make suitable provision for the disposal of surface water. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any works commence on site.

Representations: none received

Relevant Planning Policies

Saved Adur District Local Plan Policies: - AG1
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The creation of vehicular access requires planning permission as the road is classified. The main issue for consideration here is highway safety as stated above by the Highways Authority the proposed access will be close to the junction with Middle Road and traffic lights. Yet consideration has been given and a site visit carried out and WSCC have concluded that there would be no significant risk to highway safety to warrant a refusal in this case. There would also be the benefit of removing two vehicles from the street within this busy, heavily parked area.

The original consent allowed for a single parking space. The current scheme creates two parking spaces adjacent to the southern boundary the furthest point away from the junction. The highway authority refer to the use of bounded material only, the application forms state that block paving is proposed. Southern Water have raised the issue of surface water drainage, an informative is attached to ensure that this is considered by the applicant.

The loss of front garden wall and garden area are also a consideration here from a visual amenity aspect. With the previous consent it was considered that the loss of part of the wall was acceptable. Now 6 metres of the wall is to be removed. Yet in this locality and taking in account the significance of the remainder of the boundary wall this would not be to the detriment of the character of the locality. Off street parking is common place within the street scene and this proposal would not be out of keeping.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans

3. No Use of parking space until access provided

Informatives

1. Proactive,
2. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
3. The applicant is advised that suitable provision for the disposal of surface water must be made in relation to this development.
4. The applicant is advised that should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition the number of properties served and potential means of access before any further works commence on site.

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

Case Officer: Hannah Barker Date: 16th May 2016

Authorised by: Jo Morin Date: 19.05.2016