Expires 31/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0552/07 **Recommendation – Refuse Application**

Site: **191 Manor Hall Road Southwick West Sussex BN42 4NQ**

Proposal: **Vehicle crossover onto Manor Hall Road to provide off-street parking at the front of the house**

The Application

The application site is a mid-terrace house located on the north side of Manor Hall Road, Southwick. An access track runs along the rear that services the properties, many of which have rear garages. On-street parking along Manor Hall Road is moderate due in part to the abundance of dropped kerb vehicular accesses on the south side.
This application seeks permission for a dropped kerb vehicular access 4.5 metres in width central to the property.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	Objects and recommends refusal on the grounds of highway safety.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4

Planning Assessment

Policies

Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Access and Parking

The site is located on the apex of a slight curve within Manor Hall Road with on-street parking prevalent in the local area. It is noted that very few access exist on the north side however two have been constructed under SW/72/02 and SW/15/03 at No's 207 and 181 respectively. The County Highways and Transport Services recommend a refusal stating that the degree of on-street parking due to the lack of accesses on the north side was such that any reversal onto the highway would be obstructed by the parked vehicles and thus detrimental to highway safety. They note that the access track that exists to the rear could be used as an alternative parking arrangement.

It was considered that this recommendation was confusing given the recent previous approvals for vehicular accesses referred to above. It was thus put to the Highways department that a precedent had arguably been set and that less on-street parking as a result of this application would increase highway safety. The Highways response stressed that the reversing of vehicles through a line of parked vehicles from an isolated crossover can be a major safety issue on roads such as Manor Hall Road. Given this safety concern, which is paramount to their decision making process, their recommendation of refusal was sustained.

From a planning perspective the above policy DEV4 of the Structure Plan requires safe and adequate access to the highway network. In light of the Highways comments it is thus considered that this proposal will not meet this policy satisfactorily.

Recommendation

REFUSE on ground that :-

1. 2AR: (~~delete '...and the ADLP (AT12)'~~) ... at this point, where visibility is severely restricted by on-street parking of vehicles, would ..
2. 7CR: (~~delete '...and the ADLP (AT12)'~~) Crended .. gear and the reversing movements onto the road would add...

Case Officer:..... KB

Date:..24/10/07.