Expiry Date - 03/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1427/24 Recommendation – APPROVE

Site: 131 Dominion Road Worthing West Sussex BN14 8LD

Proposal: Removal of front wall to allow vehicular access via a dropped kerb, and new hardstanding

Date of site visit: 11/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No. 131 Dominion Road is a mid terrace property which is located on the southern side of the road. The road comprises a large number of property types but is categorised by two storey properties.

There are a lot of properties along the road which have undergone the same sort of works. There is plenty of on road parking on neighbouring streets.

Proposal:
Permission is sought to provide off street parking to the front of the site with a permeable surfacing. The application also relates to a vehicular crossover of the public footpath. To facilitate this conversion there is proposed to be a small wall removed.

Relevant History: None

Consultations:
WSCC Highways:

This proposal is for the removal of front wall to allow vehicular access via a dropped kerb, and new hardstanding. The site is located on Dominion Road, a B-classified road subject to a speed restriction of 30 mph.

The applicant proposes a new 3m wide vehicular access on to Dominion Road. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of local mapping, there are no apparent visibility concerns at the proposed access point.

From inspection of the plans, the parking area is suitably sized for one car. On-site turning does not appear achievable, so cars may have to exit the site

in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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

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-cr ossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle:
The proposal comprises the creation of a Vehicular Cross Over on 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.

Visual & Residential Amenity:
There are examples of properties with vehicle crossovers and paving in the garden within the vicinity. With the loss of a wall to the front of the garden there will be a minor impact on the visual amenity. However this is minor in nature and does not go against the character of the area so is considered to be compliant with the relevant planning policy and guidance.

Expiry Date - 03/01/2025

This application proposes a parking space which will sit vertical to the front boundary. The WSCC Highways raises no objection to the proposal.

Visually, the parking space will offer a good design and good use of materials, and the parking area will not result in any material loss of either residential or visual amenities to the locality.

Highway Safety:
Due to the location of the proposed driveway, it is not considered that there will be an unacceptable impact on the highway safety. As highlighted by WSCC there are sufficient mitigations that would mean the proposal would not result in a severe impact to the highway network. As such it is considered that the proposal is policy compliant.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. Vehicle Crossover - Minor Highway Works

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

Case Officer: Finlay Gardner Date: 20/12/2024

Authorised by: Louise Prew Date: 20/12/2024