Expiry Date - 17/10/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1126/14 Recommendation – APPROVE

Site: 25 Mile Oak Road Southwick Brighton West Sussex

Proposal: Vehicular crossover and hardsurfacing of whole front garden.

Date of site visit: 4/9/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a terraced two-storey dwelling on the south east side of the road. The area is predominantly residential comprising terraced properties. The front garden is of hard-standing and there is a low brick wall along the frontage side boundaries. There is a lamp post and telecommunications inspection cover on the footpath to the front. Many dwellings in the immediate area have frontage driveways.

Permission is sought for the formation of a dropped kerb to allow vehicular access to a block paved area in front of the property. A drainage grille is proposed along the front boundary with the public highway.

Relevant site history

None relevant

Representations

None

Consultations

West Sussex County Council:

The Highway Authority commented:

This application seeks for a dropped crossing to provide off street car parking for 25 Mile Oak Road, which is a 'C' classified road with pedestrian footways characterised by dropped kerb access points.

The precedent for this type of application does seem to have been set and I can confirm there have been no recent verified personal injury accidents on Mile Oak Road

involving vehicles using vehicle crossovers. No highway safety concerns would be raised to this proposal.

The crossover must be constructed under licence to a specification obtained from WSCC highways. I would note that there is a street lighting column and BT telecommunications access point within the frontage of the site. While there is no planning reason these should be used to resist planning consent I would advise the applicant the location of these featured will be considered by WSCC Highways when determine the licence application.

If the LPA are minded to grant planning consent the following informative note would be advised:

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

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Guidance on the permeable surfacing of front gardens DCLG/EA 2008

Planning Assessment

On the basis that drainage is provided, the proposed block surface is an acceptable solution. The side boundary walls would be retained, which is preferable in terms of visual amenity.

The Highways Officer is satisfied that the proposed vehicular access would facilitate the safe access of vehicles to/from the property to the highway, subject to attachment of an informative to draw attention to the need to consult the Highways Authority for the works to be carried out.

Given the prevalence of similar such means of vehicular access drives and dropped kerbs in the same locality, it is considered reasonable that permission be granted in this instance.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans: amended site plan and amended layout plan received 22/8/14.

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Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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

Case Officer: L Simmons Date: 2nd October 2014

Authorised by: Jo Morin Date: 06.10.2014