Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1441/12

Site: **86 Cross Road, Southwick, Brighton**

Proposal: **Vehicular access**

Date of site visit: 5th March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises of a two storey mid terrace house on the north side of Cross Road, a classified road. There is an existing concrete hardstand which appears to have been in place for a substantial period of time. The hard stand is being used for the parking of vehicles off the highway. Permission is sought to formalise the use of this access and drop the kerb out side the property.

Consultations

West Sussex County Council: The Highway Authority advises that there is no on-site turning space. However visibility along Cross Road appears acceptable with other properties having similar arrangements and given the presumed low number of daily vehicular movements, we would not anticipate this proposal will adversely affect highway safety. If the LPA are minded to approve this application a condition securing the new access should be included. With the following informative: -The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.

Representations

No third party representations have been received.

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

The hardstand already exists and provides off street parking ancillary to the main dwelling. This reduces the need for vehicles to park on the highway. Permission is sought for the dropped kerb only to formally access the hardstand.

The Highway Authority does not consider there to be any highway safety issues and has identified other similar vehicular accesses in Cross Road. Either side of the site along this terrace are other examples of dropped kerbs and off street parking provision with dividing low level walls.

The proposed dropped kerb is considered to be acceptable subject to 2 x 2 metres pedestrian visibility splays. The access is acceptable from a highway safety perspective.

There would be no adverse impact on the residential amenities of the occupiers of the adjacent properties.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and would assist in reducing on street parking and would not detract from highway safety. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. There shall be no drainage of surface water from the property onto the highway.
3. 2m by 2m Visibility splays to be provided prior to use of the access.
4. Permission relates to approved plans:
   Block Plan received 31st January 2013.

Informatives:-

1. With regard to Condition 2 of this permission, the requisite specification can be obtained from Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB to obtain a license for the site access works.

2. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.
3. 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.

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

Case Officer: Hannah Barker Date: 18th March 2013

Authorised by: Jo Morin Date: 18 March 2013