expires

Development Control – Delegated Officer Report

Application Number: ADC/0046/09 Recommendation - Permit

Site: **2 Erringham Lodge 41 Buckingham Road Shoreham-by-Sea West Sussex**

Proposal: **New vehicular access to south of access to No. 1 Erringham Lodge**

The Application

The application is the re-submission of a previously refused planning application (ADC/0364/08) for two vehicular accesses. One directly onto Buckingham Road to the south of the site, and one at an angle onto the junction between Buckingham Road and Mill Road to the NE of the site.

The previous application was refused on the grounds that:- *The formation and use of an additional access to the public highway at the junction of Buckingham Road and Mill Lane would add to the hazards of highway users to an unacceptable degree, contrary to the policies of the West Sussex Structure Plan (DEV4)*

The new application has been amended and the access onto Mill Road (a non-classified road) has been moved away from the junction with Buckingham Road and no longer requires planning permission. Permission is now sought for the vehicular access directly onto Buckingham Road from the south of the site.

The application property is the northern half of a pair of semi-detached houses located on the west side of Buckingham Road adjacent to, and to the south of the junction with Mill Road. The pair of semi-detached houses is known as Erringham Lodge and the two dwellings making up the property (No's 1 & 2) have two separate curtilages. No.1 in one block surrounding the southern half of the house which is a residential property, and No.2 (the application site) comprised of a block surrounding the north of the site, and a strip of land to the south of No.1. No.2 is used as a Osteopathy Clinic with front garden laid to hardstanding.

Currently the only lawful vehicular access serves the driveway and garage adjacent to No.1 Erringham Lodge, just to the north of the strip of land owned by No.2.

Consultations and Representations

West Sussex County Council: The Highways Officer has no significant concerns raised with the access subject to conditions ensuring the access

being provided is in accordance with the approved drawings, and pedestrian visibility splays of 2m by 2m being provided, including the lowering of the boundary wall to 0.6m.

Third Parties: No third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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) which requires that development ensures 'safe and adequate access to the highway network'.

Highway safety
The access would be to the south of an existing driveway and access serving No.1 Erringham Lodge. The two driveways are separated by a very low boundary wall, approximately 0.3m in height. There would be no concerns with regards to pedestrian visibility to the north from drivers reversing onto the main road.

Towards the south there is a boundary wall 1.5m in height, which would block visibility towards the south, given that vehicles could be required to reverse out of the drive it is considered necessary that a 2m by 2m pedestrian visibility splay be included on the southern side, as per the Highways Officers recommendations. The applicant has been informed of the proposed condition that would require the wall to be reduced to 0.6m in height.

Recommendation

APPROVE for reason that :-

3PP

1. C1Ci.
2. C9Ai.
3. C9F.

Case Officer: [illegible] RB 5/3/09
Date: 05.03.09