**Development Management - Delegated Officer Report**

**Application Number: AWDM/0728/12** **Recommendation – Approve**

**Site:** **Kings Court, Beach Green, Shoreham-by-Sea,**

**Proposal:** **Proposed reduction and resurfacing of two parking areas on west side of block fronting of Kings Walk (reduced area to be replanted with grass)**

**Date of site visit: 06.07.12**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal**
The application relates to Kings Court and Nelson Court, eight purpose built blocks of three-storey flats within a 1.1 hectare site located where Woodards View and Beach Green meet Kings Walk, on Shoreham Beach.

Permission is sought for the resurfacing of an area of external parking for 8 cars, on the western fringe of the site, which is served by a vehicular access from Kings Walk. The existing parking area is of rough gravel, and it is intended to resurface the proposals with concrete to match the rest of the driveways and parking on the remainder of the site. The applicant's agent has stated that the surface water drainage will be via excavated soakaways 1m in length by 0.5m wide at 3m centres along the perimeter of the parking area.

The existing southernmost parking area will be reduced in size but will still accommodate three cars, and the remainder will be laid to grass.

Permission was granted by Committee (AWDM/0067/12) for a further four spaces earlier in the year to ease the parking demand and allow for spaces to be closer to residents within the core of the site.

**Consultations**

***West Sussex County Council:*** The Highways Authority state that they raise no objection to the proposed resurfacing.

***Adur and Worthing Councils:*** The Contaminated Land Officer has requested a precautionary condition.

**Representations**

***Third Parties:*** There has been one letter of objection to the proposals from the occupiers of Flat No's 1 and 2. They raise concerns regarding the loss of parking provision.

**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)
Manual for Streets (DCLG 2007)

**Planning Assessment**

***Principle***
The Government's guidance document Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets however it is also applicable for existing residential areas subject to redesign. It states that the level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off street, off street parking includes parking within a cartilage (on plot) or in off street parking areas (off plot). Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

National Planning Policy Framework recognises the need to support reductions in greenhouse gas emissions and reduce congestion, and that if Local Authorities are setting parking standards for residential and non-residential development that accessibility, type and mix of development, availability to public transport and local car ownership levels should be taken into account.

***Access and Parking***
The application deals with an area of rough parking located to the west of the site accessed from Kings Walk. The parking is split into two separate areas either side of a concrete access drive which leads to more centrally located garages. The two parking areas can accommodate 8 cars. The northernmost section is 11m wide (max), by 9m deep and has space for five cars, whilst the southernmost is 10m wide (max) by 13m deep and has space for three cars.

The proposals will result in a more formal parking surface, and the retention of the same amount of spaces, albeit those to the south of the drive will be reduced in length and the shortfall surfaced with grass.

Although the objector feels that there will be a loss in parking provision, the reduction in the length of the southern parking area, will still allow for three parking spaces, and therefore in principle it is not considered that it would be detrimental to Highway Safety due to an increase in on-street parking.

***Visual amenity***

Visually the proposed resurfacing would formalise the parking area with a finished concrete top, as opposed to the gravel appearance of the existing parking areas. The reduction in length of the parking areas would be laid to grass which would improve the overall appearance of the exterior of the site.

***Residential amenity***
The closest of flats to the proposed parking bays would further away from the parked cars than they currently are. It is not therefore considered that there would be an impact on the residential amenity as a result.

***Flood risk***
The proposals are for a finished impermeable concrete finish to the hardstanding area, and a soakaway system is proposed to deal with the surface water run-off. No details have been submitted with the proposals other than a description and sizes, therefore a planning condition requiring the details to be submitted is considered in this case necessary.

**Recommendation**

The proposed concrete resurfaced parking spaces would not have a detrimental impact on the appearance of the estate as a whole and it can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur District Local Plan (AG1, AH7) and the National Planning Policy Framework.

Subject to:

1. C1Ci (Standard 3 year time limit)
2. Details of surface water run off soakaway to be submitted and approved.
3. Contaminated Land precautionary condition.
4. The resurfaced spaces hereby approved shall not be used until an area of grass has been laid to the south of the hardstanding between it and the north side of Kings Court.
5. Permission relates to approved plans:
   Drawing No: 1:1250 Site location plan. Date Received: 29.06.12
   Drawing No: 1:500 Proposed parking layout plan. Date Received: 29.06.12

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: C. Hone Date: 15.08.12

Authorised by: Gary Peck Date: 16 August 2012