Development Management – Delegated Officer Report

Application Number: AWDM/0598/17 Recommendation – APPROVE

Site: 262 old Shoreham Road, Southwick, Brighton

Proposal: Extend existing dropped kerb and crossover across frontage by 4.75m (existing parking area in frontage to be resurfaced in tarmac)

Date of site visit: 13.06.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached two storey dwelling house in a street of similar on the southern side of Old Shoreham Road, Southwick. As existing there is a shared vehicular access centrally positioned between no. 262 and no. 260 this leads to space for off street parking for 2 cars. Consent is sought to extend this dropped kerb from 2.3 metres to 4.5 metres, extending to the front of no. 262. This will allow access to the two existing off street parking spaces. The plans show the parking area to have the surface replaced from concrete to tarmac. The levels will be adjusted to allow for surface run off to the west, side with a gravel path proposed.

Consultations

WSCC: The Highway Authority has commented as follows:

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The existing dropped kerb aligns with a narrow driveway adjacent to the house. The widening of this will allow for vehicle access to the hardstanding fronting the house for up to two cars to park off-street.

Old Shoreham Road is a main 'A' classified distributor route subject to a 40 mph speed restriction in this location. A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements without evidence of highway safety concern. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident in the vicinity. However, from an inspection of accident data it is clear that this was not due to use of the off-street parking or any defect with similar neighbouring accesses.

Old Shoreham Road has good forward visibility in this location and vehicles travelling along it should anticipate an emerging vehicle and act accordingly.

The dropped kerb should be constructed to a specification agreed with the Local Area Engineer, for which a licence should be obtained.

INFORMATIVE

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.

Representations: None

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'
Adur Submission Local Plan Policy 16 (2016)
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed widening of the existing vehicular access. The proposal will not result in any loss of on street parking and will allow the existing parking spaces on the property frontage to be safely accessed and used.

Visual amenity

The visual impact as a result of the proposal is limited. The existing hardstanding to the front of the dwelling already exists. The vehicular access is provided yet this proposal is for its widening only. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety
The Highway Authority has given the advice set out above. The application is therefore considered acceptable in terms of highway safety. This is subject to the standard informative as referred to above.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans

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 the Community Highways Officer covering the respective area (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: Hannah Barker Date: 17th July 2017

Authorised by: Jo Morin Date: 20.07.2017