Development Control – Delegated Officer Report

Application Number: AWDM/0275/14 Recommendation – APPROVE

Site: 60 Southwick Street, Southwick

Proposal: Application to increase width of vehicle access

Date of site visit: 08.04.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a two storey detached dwelling situated on the easterly side of Southwick Road. The road is predominantly residential in nature with a mixture of two storey detached and semi-detached properties on this side of the road.

The application dwelling incorporates brick at the ground floor level with render and dark wood timber cladding at the first floor level. The property incorporates bay window features and a projecting front gable to the westerly elevation of the property. The property has a shared vehicular access situated to the south of the dwelling which serves the properties at 58 and 60 Southwick Street. This paved driveway leads to the single storey garages located to the rear of the two neighbouring properties.

Planning permission is sought to increase the width of the existing access drive and to increase the radius of the kerb to improve the overall access whilst entering and existing the shared drive. The access would be increased from 2.56 metres to 3.57 metres in width. The extended driveway would incorporate matching paving slabs and the a new 350mm high brick wall and shrub planting would be installed along the southerly boundary of the site. An amended location and block plan has been received during the lifetime of this application which has amended the red edge to incorporate all of the proposed works within the application site.

Consultations:

West Sussex County Council: The Highway Authority has confirmed that although the proposed extended access at 3.57 metres is not wide enough to allow two opposing vehicles to pass one another, it is an improvement on what is currently in place and therefore no concerns would be raised to this application from a highway safety perspective.

Representations: None 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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal would provide a widened vehicular access to serve two residential dwellings and this can be supported in principle. The relevant issues are highway safety considerations and the effects on the amenities of neighbouring properties and the character of the surrounding area in general.

Highway Safety

The proposed access would increase from 2.56 metres to 3.57 metres in width and whilst this would not be wide enough for two cars to pass each other from the properties at 58 and 60 Southwick Street, it is considered that this would improve the access for both users whilst entering and existing the shared drive. Southwick Street is a busy road with many vehicles parked on-street, the proposed widening of the driveway would ensure that parked vehicles would leave further space adjacent to the shared access and therefore provide improved visibility and manoeuvrability for vehicles using the access. The County Council has been consulted on this proposal to advise whether the extended crossover would cause any highway safety concerns. The Highways Authority has raised no safety concerns with the proposal and considers that the widening of the access would improve the existing shared access arrangements.

Visual amenity

The extended driveway would incorporate paving slabs to match the existing driveway and the existing brick wall and planting to the southerly boundary of the application site would be replaced with a new 350mm high brick wall and shrub planting. It is therefore considered that the proposed alterations would have no adverse impact on the appearance of the street scene.

Residential amenity

The main neighbouring property affected by the proposed development is the neighbouring dwelling situated to the south at 58 Southwick Street. The kerb outside of the southerly neighbouring property would be moved as a result of this proposal and this would facilitate better access to parking area directly to the front of their property. It is therefore considered that the proposal would improve access to the southerly neighbouring property and cause no detrimental impact to their neighbouring amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment or cause any highway safety concerns and 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 NPPF.

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Site Plan (Proposed) Drawing No. 630/14/01/B received: 15th April 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The extended driveway shall at all times incorporate materials which match in terms of colour, finish and texture the materials used on the existing driveway.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

Informative

1. 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. Phone: 01243 642105.
2. 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: Rebecca Tier Date: 22.04.2014

Authorised by: Jo Morin Date: 23 April 2014