Expires 30/1/09.

Development Control – Delegated Officer Report

Application Number: ADC/0564/08 **Recommendation – Permit Application**

Site: **25 Eastern Avenue Shoreham-by-Sea West Sussex BN43 6PD**

Proposal: **Widening of vehicular access**

The Application

The application site is the southern half of a pair of semi-detached houses located on the west side of Eastern Avenue, Shoreham. The property has a large front hardstanding accessed by a 4m wide dropped kerb on the southern side of the frontage. Permission is sought to extend this dropped kerb across the frontage of the property to a width of 7m.

Consultations and Representations

Consultations/Comments

County Planning Officer (Highways)	No objection although the proposed 8m width is considered excessive as it would result in the loss of an on-street parking space. There is good visibility at the point of access onto Eastern Avenue.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV4-5

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

Access and Parking
The County Highways Officer has raised no objection to this proposal however it is noted that they refer to an 8m wide access which is an error in the reading of the plans. The plans show that the southern edge of the existing access is to be moved 1m to the north as part of the expansion so that the dropped kerb is directly central to the frontage 7m in width.

The site as current has a large hardstanding to the front capable of holding 3 vehicles off the street. The proposal is to extend the dropped kerb across the width of this hardstanding to the north to enable better access. Eastern Avenue is a classified road which is notable for being straight with bountiful on-street parking space. It is therefore not considered that there will be any visibility or safety issues when entering or exiting the site. Although there will be the loss of an on-street parking space these are not formalised and there is plenty of space elsewhere in the street for parking. The proposed width of 7m at the point of junction with the road is large compared to the 3-4m standard however there are examples of other full width dropped kerbs to the south (albeit only 4m in width) along with joint dropped kerbs of similar width as proposed. Pedestrian visibility splays of 2m by 2m are indicated on the plans. Given the nature of Eastern Avenue it is not considered that the 7m width will cause undue detriment to highway safety or the amenity of the street.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F '...not exceed 7m...'

Case Officer:.....

Date:14/1/09

PB 15/1/09