Development Management - Delegated Officer Report

Application Number: AWDM/1182/22 Recommendation – APPROVE

Site: 198 Manor Hall Road, Southwick, BN42 4NH

Proposal: Vehicular access

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No 198 is positioned on the south side of Manor Hall Road, Southwick and is a two storey middle of terrace dwelling with a rear, single storey extension. The front amenity land to the property is currently laid to grass and has a path to the front door.

The immediate area comprises two storey terraced dwellings, many with existing hardsurfacing to the front amenity area and vehicular accesses.

Proposal:

This application seeks planning permission to create a vehicular access to the property.

Representations: None received

Relevant History: None

Consultations:

WSCC Highways:

The road is subject to a 30mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access:

The applicant proposes a 4.6m Vehicular Crossover (VCO). The LHA raise no concerns over the proposal.

Parking:

The applicant seeks to implement a 5.4 x 6.7 hardstand. The LHA raise no concerns over the proposal.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, conditions and informative are advised

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Most of the properties within the area have an existing vehicular crossover. As the property is a terraced dwelling, the proposal seeks permission to provide an access to the front, within the existing amenity area. Most of the properties within the street have an existing vehicular access and thereby an additional access will not look out of character with the locality.

It is noted that WSCC Highways do not raise an objection to the proposal, subject to highway conditions and an informative be attached to any planning permission gained.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Access
4. Car parking

Informatives:-

1. Approved without amendment
2. VCO licence

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 22.09.2022

Authorised by: Peter Barnett Date: 22 September 2022