Development Management - Delegated Officer Report

Application Number: AWDM/0927/22 Recommendation – APPROVE

Site: 26 Manor Hall Road, Southwick, BN42 4NB

Proposal: Vehicular crossover with dropped kerb

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 26 is positioned on the south side of Manor Hall Road, Southwick and is a detached 1 ½ storey dwelling with an existing vehicular access and parking hardstanding to the front of the property.

The street comprises a mix of single and two storey dwellings, detached and semi-detached, most of which have existing vehicular accesses.

Proposal:

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

Representations: None received

Relevant History: None

Consultations:

WSCC Highways:

The proposed access will measure circa 3.5m. Any access works on the public highway must be implemented under a licence obtained by WSCC Highways to a specification agreed with them.

The applicant has not demonstrated visibility splays for the proposed vehicle crossover (VCO), however looking at local mapping it appears that the access will have sufficient splays for the posted speed limit.

This proposal is not anticipated to result in material intensification of use.

The existing hardstanding area will be utilised for this development. The existing driveway presumably currently serves no. 24, however this is unclear as the site boundary annotates no. 26 as the only dwelling. If no. 26 is the only dwelling within

the site boundary, the proposed access will be classed as a second access to the property. It should be noted that WSCC Highways is unlikely to grant a licence for a second access according to their guidance.

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 has the application site. The property is a detached dwelling, and the proposal seeks permission to provide an additional vehicular access to the site. 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 is unlikely to grant a licence for a second access, however, there may be reasons not outlined within the submission for the second access, and therefore the LPA does not wish to withhold a planning permission for the additional access, but leave it for the applicant to discuss with WSCC at the time of their application for the licence.

It is not considered that the second access will negatively impact onto the character or appearance of the locality or result in any material harm to the visual or residential amenities of the locality in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Access

Informatives:-

1. Approved without amendment
2. VCO licence

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

Case Officer: Eve Hearsey Date: 22.11.2022

Authorised by: Peter Barnett Date: 22 November 2022