Expiry Date - 09/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1036/25 **Recommendation – APPROVE**

Site: **72 Reigate Road Worthing West Sussex BN11 5NE**

Proposal: **Vehicle access**

Date of site visit: 30th September 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 72 Reigate Road, is situated within an established residential area in Worthing, West Sussex. The property comprises a two-storey terraced house with a pitched roof.

The site frontage has been surfaced in brick pavers apart from narrow planted margins on either side. The entire width of the front boundary is open.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Permission is sought for a vehicular access to provide off-street parking on the existing paved frontage.

Relevant Planning History:

No relevant planning history.

Consultations:

WSCC Highways

"This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the creation of a vehicle access. The site is located on Reigate Road, a C-classified road subject to a speed limit of 30mph.

The provided documents indicate that there is an existing block paved hardstanding area to the site frontage, which will be utilised for parking of one

vehicle. The proposed access will be approximately 6m wide at the kerb which is within the West Sussex Area Engineer's permitted maximum width.

Visibility appears sufficient at the proposed access and splays are maintainable wholly within the public highway. The LHA would not raise any highway safety concerns to 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 National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Access (details approved)

The use of the hardstanding parking area shall not commence until such time as the vehicular access has been constructed in accordance with the approved site plan.
Reason: In the interests of road safety

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage."

Representations:

None.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle

The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual Amenity

There would be no change to the appearance of the site frontage. The only change would be the formation of a dropped kerb within the public highway (dealt with under licence by the Local Highway Authority).

Many of the other properties along the street have converted their front gardens into off road parking and as such it can be considered the norm for the street.

The proposed vehicle access will not result in any material loss of visual amenities in the locality.

Residential Amenity

The proposal will result in the loss of an existing on-street parking space, but many neighbouring properties already have their own access to off-street parking. It is considered there will be no adverse impact for neighbours.

Highway Safety

Due to the location of the proposed driveway, it is considered that there will not be an unacceptable impact on the highway safety. As confirmed by WSCC, visibility appears sufficient at the proposed access and splays are maintainable wholly within the public highway. No highway safety concerns were raised by WSCC for the proposals. As such it is considered that the proposal is policy compliant.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. The use of the hardstanding parking area shall not commence until such time as the vehicular access has been constructed in accordance with the approved site plan.
   Reason: In the interests of road safety

Informative

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.

Highways Informative

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

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

Case Officer:	Tom Westerman	Date:	08/10/2025
Authorised by:	Jo Morin	Date:	08.10.2025