Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/0544/12

Site: **95 Eastern Avenue Shoreham-By-Sea**

Proposal: **Enlarged vehicular access**

Date of site visit: 15/05/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is the northern half of a pair of semi detached two storey dwellings, located on the western side of the road. St Nicolas and St Mary Primary School abuts the boundary to the north. As existing there is a dropped kerb providing off street parking to the front of the property, (under planning consent SU/50/84/TP.) This only covers the northern part of the property frontage. The applicant seeks permission to alter the dropped kerb with the overall outcome being a widened dropped kerb centrally positioned, 6.3 metres wide. The access is proposed at 4.5 metres wide with 1.55 metre wide dwarf walls 0.93 metres high on either side adjoining the side boundaries. Pillars are proposed either side of the entrance to the driveway at 1.2 metres high. The proposal will result in space for 2 cars to park off street at the front of the dwelling.

Work is currently being carried out on site for the proposed improvement to the hardstanding. Block paving is proposed, the plans show drainage measures in place to avoid any surface run off onto the highway. Evergreen planting is proposed behind each of the front dwarf walls and non permanent planting in the form of potted plants are proposed to be positioned along the southern boundary wall.

West Sussex County Council: The County Highways Authority state that the existing access point has been operating safely according to the most recently available verified accident records. This application would allow the opportunity to secure pedestrian visibility splays of 2 x 2 metres at each side of the access point via condition. The highway works must be agreed with the WSCC local engineer. There would be no overriding highway safety concerns raised to this application. A condition securing the access and pedestrian visibility should be included.

Representations

Third Parties: **-** No third party representations have been 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the proposed alteration to the dropped kerb is acceptable. There is already an access providing off street parking at this property. The proposal will result in a wider, safer access with hardstanding and drainage provision. The main issues for consideration are highway safety and visual amenity.

Visual amenity

The new tarmac hardstand is proposed to cover the whole property frontage. Some soft landscaping is proposed in the form of evergreen planting behind the dwarf walls and some pot plants along the southern boundary wall. The expanse of hard standing proposed is regrettable however the proposed dwarf walls and pillars will add visual interest and there are other examples opposite of similar frontages. Most properties have off street parking provision at this end of Eastern Avenue and therefore the proposal is not out of character.

Residential amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Accessibility and parking

The vehicular access already exists at the site. By widening the access there will be space for two vehicles to park off the street. Within Eastern Avenue there are parking restrictions on the eastern side of the street and street parking on the western side. This street parking is particularly busy at school dropping off and collection times. Most of the properties in the vicinity of the site have off street parking. Subject to visibility splays being provided there would be no highway issues.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to use of the dropped kerb and hardstanding the access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2m x 2 m on each side of the access based on the existing highway boundary, and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.
3. Permission relates to approved plans:
   Drawing No: GN 22/04/12 Revised 28/05/12 Date Received: 28th May 2012

Informatives: -

1. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. Specification to be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

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

Case Officer: Hannah Barker Date: 29th May 2012

Authorised by: Jo Morin Date: 30 May 2012