Development Management - Delegated Officer Report

Application Number: AWDM/0141/20 Recommendation – APPROVE

Site: 195 Manor Hall Road, Southwick

Proposal: Provision of vehicular access

Date of site visit: 23rd March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property within a street of similar properties. There is currently a hard stand to the front of the property completed with open frontage. There is a grass verge and kerb to the property frontage. Consent is required for a vehicular access from the highway.

The Highways Authority had concerns that the vehicular access was limited to 3 metres in width and the driveway was 4.9 metres. An amended plan has been received to show the access increased in width. The Highways Authority response in relation to the amendment is set out below.

Consultations

West Sussex County Council: The **Highways Authority**

The amended plan demonstrates access width of circa 4.9m where the access adjoins the carriageway and this would be sufficient to accommodate up to two vehicles on the proposed driveway whilst preventing damage of the publicly maintained verge and footway when accessing the hardstanding area.

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 (para 109) and that there are no transport grounds to resist the proposal. Conditions and informatives recommended.

Representations

None received

Relevant Planning Policies

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

National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The hardstand as completed does not require planning consent, the access from the highway is for consideration here. There are many properties within the vicinity of the site which have also dropped kerbs and off street parking. In terms of character it would not be out of keeping in this case. The access as widened is acceptable here.

Residential amenity

The vehicular access will not result in any adverse impact with regards to residential amenity.

Highways Safety and Parking

As stated above the Highways Authority have no objection in this case and the proposed access as widened will not result in any highway safety issues. There will also be the addition of off street parking which will reduce the need for parking in the street.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 3 year standard condition
3. The use of the access and driveway shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the revised block plan (dated 2/04/2020)
   Reason: In the interests of highway safety.

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

1. Proactive with amendments
2. Highway approval

Case Officer: Hannah Barker Date: 7th April 2020

Authorised by: Peter Barnett Date: 7 April 2020