Development Control – Delegated Officer Report

Application Number: AWDM/0327/14 **Recommendation – Approve**

Site: **43 Manor Hall Road**

Proposal: **Vehicular access**

Date of site visit: 9-5-2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi-detached bungalow with white rendered walls. It occupies a corner site. The front garden has been put over to hard standing. The front boundary wall has been removed.

The proposal is for the creation of a vehicular crossover onto Manor Hall Road to serve No. 43. Manor Hall Road is 'C' classified and subject to a 30 mph speed limit. Manor Hall Road is also served with pedestrian footways and a reasonable highway verge

The surrounding area is a residential suburb of Southwick.

Relevant site history
None

Consultations (summarised)

West Sussex County Council:
The principle of vehicle crossovers on Manor Hall Road, with and without a turn on site facility, does appear to have already been established. Due to the footway and highway verge the required vehicle visibility splays of 2.4 x 43 metres can be easily achieved using only highway land. The proposed 3.0 metre wide crossover would be positioned between a telegraph pole to the west and a bus stop pole to the east. While a bus stopped in this location would obstruct the proposed point of access this obstruction would only be temporary and I believe it would be difficult to substantiate that this would give rise to a significant highway safety concern. There is also the benefit that this proposal would remove up to 2 cars from on street car parking in the immediate vicinity.

The applicant has demonstrated pedestrian visibility splays. According to Manual for Streets these splays should be 2 x 2 metres and not be obstructed by any object or boundary treatment over 0.6 metres in height. This is achievable and I would advise it be secured via condition. The crossover must be constructed to WSCC specifications under licence.

No overriding highway safety concerns would be raised to this application. If the LPA are minded to grant planning consent the following informative and conditions would be advised:

Conditions:

- *Pedestrian Visibility (2 x 2 metres)*
- *Prevention of Surface Water Draining onto Public Highway*

Informative for Minor Highways Works:
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Crossovers are an established feature in the street visually, so one more would not have its character or appearance.

Residential amenity

The proposed development is physically removed from immediate neighbours and to the frontage, so no harm would arise onto residents from it.

Highway Safety

Irrespective of close proximity of the bus stop, the Highway Authority has not raised objection to the new vehicular access on highway safety grounds, subject to visibility splays being provided, and the Local Authority concurs. The character of this part of Manor Hall Road is open vista with long views - all of which provides good visibility. These can be easily achieved using only highway land, and any planning approval would be subject to condition ensuring this is done.

The current hard surfacing benefits from an aco-drain positioned on the back edge of pavement, so surface water runoff from it would already drain into the ground rather than run onto the highway. The condition requested by the Highway Authority is therefore unnecessary.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and/or highway safety and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. 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 2 metres by 2 metres on each side of the access based on the existing highway boundary. Thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason*:* In the interests of highway safety in accordance with relevant policies of the National Planning Policy Framework

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.

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

Case Officer: Matthew Porter Date: 14-05-2014

Authorised by: Peter Barnett Date: 16 May 2014