Development Control – Delegated Officer Report

Application Number: AWDM/0897/20 Recommendation APPROVE

Site: 95 Western Road, Sompting, BN15 9TL

Proposal: Extension of vehicular access

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the west side of Western Road, and is a dormered bungalow with an existing hard surfaced front garden area and an existing vehicular access and drive leading to a car port and drive on the side (south) of the property. Many properties in the area have existing vehicle accesses and many appear to have widened their accesses.

Proposal

The application seeks permission to widen the existing vehicular access to from 2.5m to 6.4m in width.

Relevant Planning History:

Consultation:
WSCC: Highways – The proposed extension will result in a total crossover width of 6.4m The proposed extension works must be implemented under a licence obtained by WSCC Highways to a specification agreed with them. A suitable worded informative is included below.

An inspection of data supplied to WSCC by Sussex Police over a period of the past 5 years reveals that there have been no recorded injury accidents within the vicinity of the site, caused by the road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that proposal would exacerbate an existing safety concern.

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 109), and that there are no transport grounds to resist the proposal.
If the LPA are minded to approve this application the following condition and informative are advised.

Condition

I am mindful of the use of pre-commencement conditions; as such the suggested wording below is anticipated to be acceptable.

Access
The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the block plan dated 18/06/2020 Rev 1
Reason: In the interests of road safety.

Informative
Vehicular Crossover – Minor Highway Works

Representations:

Sompting Parish Council : No objections

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a widened vehicular access.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The grass verge to the front of no. 95 appears to have been crossed many times with a vehicle as the grass has been worn away at the point next to the existing vehicle access.

There are many properties, specifically on the west side of Western Road near the application site, which have widened vehicular accesses, and it is considered that they do not adversely affect the visual amenities of the area.

Residential Amenity

It is not considered that the widening of the access will affect the existing residential amenities of the area.

Highway safety

The Highway Authority have no concerns

Recommendation

APPROVE subject to the following condition(s)

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

Informative

1. Approved without amendment
2. Vehicular Crossover – Minor Highway Works

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 07.08.2020

Authorised by: Peter Barnett Date: 7 August 2020