Expiry Date - 24/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1009/11

Recommendation – Approve Application

Site: **21 Eastern Avenue Shoreham-By-Sea West Sussex BN43 6PD**

Proposal: **Vehicular access**

The Application

The application property is a semi detached dwelling on the west side of Eastern Avenue, Shoreham-by-Sea. There is as existing a hard standing to the front of the property. Permission is sought to drop the kerb to the front of the property to create a formal access from the highway.

Consultations and Representations

West Sussex County Council: - The Transport Planning Officer states that a turn on site would be preferred although clearly there is restricted space to be able to achieve this. Other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space. Therefore no concerns would be raised with this application from the highway point of view. A condition securing the new access and car parking space should be included.

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG13 'Transport' (DTLR 2001)
Manual for Streets (DCLG 2007) and Manual for Streets 2 (CIHT 2010)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Manual for Streets is used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street. Off street parking includes parking within a curtilage (on plot) or in off street parking areas (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

Access and Parking

The crossover will be 4.8 metres wide with adequate visibility splays either side. There are as existing other similar crossovers on this road and the proposal is therefore not out of character. There is a high volume of on street parking in Eastern Avenue and therefore this will assist in removing some of the parked cars from the highway.

The County Transport Planning Officer states that on balance the proposal is acceptable and acknowledges the benefit of reducing levels of on street parking.

Recommendation

APPROVE for reason that :-

3PP

Subject to: -

1. C1Ci
2. C9Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans received 29th November 2011: - Drawing: T.G. 26/11/11
   Reason: - For the avoidance of doubt and in the interests of proper planning.

Informative: The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Case Officer Hannah Barker Date 16th January 2012

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