Development Management - Delegated Officer Report

Application Number: AWDM/056723 Recommendation – APPROVE

Site: 16 Cross Road, Southwick, BN42 4HF

Proposal: Vehicular access and hardstanding

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 16 Cross Road, Southwick is positioned on the north side of the road, and is a two storey middle of terrace dwelling. It has a front amenity area measuring approx. 9.5m deep.

The properties within the street are mixed in size and design with detached, semi-detached and terraced and comprise bungalows, 1 ½ storey and two storey. And generally most have existing vehicular accesses to the properties, together with hardsurfaced front amenity areas.

Proposal:

Permission is sought to provide:-

- A vehicular crossover to the property measuring approx. 3.9m in width

Relevant History: None

Representations:

Consultations:

WSCC Highways:

The application is for a construction of a vehicular crossover (VCO) and a hardstanding area for parking. The site is located on Cross Road which is a B classified road subject to a 30mph speed limit.

There are no apparent visibility issues at the proposed access point. The proposed plans demonstrate that the proposed access width at the adjoining point with Cross Road is 3.9m

In addition to obtaining a planning permission for the proposal, the applicant is required to obtain a licence from WSCC Highways to construct the proposed access works onto the public highway.

The proposed VCO is within close proximity of a street lighting pole. The minimum distance from a lamp column to the top of the ramped kerb is 1m. The proposed VCO is abutting the lamp post, therefore the required licence is unlikely to be granted due to the close proximity of the pole.

Their guidance can be found on the following link:
VCOGuidanceNotes.pdf(westsussex.gov.uk).

Notwithstanding this, the applicant is requested to modify the plans to comply with WSCC Highways guidance to avoid gaining a planning permission for access works which may not gain the required licence to be implemented.

Please modify the proposed plans as requested and re-consult.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the creation of a VCO on a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The majority of properties within Cross Road have VCO's, therefore they are part of the character of the street scene. Therefore, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have also stated that there are no apparent visibility issues at the proposed access point. However, they did draw attention to the position of the lamp post directly outside of the applicants land and the fact that it is within 1m of the proposed crossover.

Either the lamp post will need to be relocated or the VCO will need to be reduced in width. A conversation with the applicant shows that he is aware of this situation, and seeks to discuss the alternatives directly with the Highways Office, rather than submit a further amendment to the planning application.

In planning terms this is acceptable as the highway safety situation etc., of the VCO would be a matter for the Highways Authority. However, if the proposal changes in any material form from what is gaining a planning approval, a further planning application may then be required.

With regard to planning, the proposal would not be out of character with the street scene which includes the loss of the front boundary wall. Particularly given that many of the properties within the area, have removed their front walls to allow for the use of the parking area.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. Guidance Notes VCO
3. VCO Licence
4. Material changes

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

Case Officer: Eve Hearsey Date: 30.06.2023

Authorised by: Peter Barnett Date: 30 June 2023