Development Management - Delegated Officer Report

Application Number: AWDM/1110/25 Recommendation – APPROVE

Site: 30 Riverside Road, Shoreham-by-Sea, BN43 5RB

Proposal: Widening of the existing crossover and extending the dropped kerb to facilitate safer existing of the property.

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:

The application property is a detached, flat roof, two storey dwelling, gaining planning permission for the first floor flat roof in 2023. The property is located on the south side of Riverside Road in Shoreham.

Many properties within the street have vehicular accesses either leading to the dwellings or to parking for flats. No. 30 also has an existing vehicular access.

The street in the area around the application site comprises predominantly residential properties of varied designs and sizes etc.

Proposal:

The application seeks to widen the existing VCO to 6.4m in width

Relevant History:

AWDM/0750/23 Remodelling of bungalow to form two storey flat roofed dwelling consisting of single storey side extension, front extension white render to ground floor and black powder coated standing seam metal to first floor with front balcony. Application to vary condition 1 of AWDM/2031/21 to raise dormer and building height. **Approved 23.06.2023**

Representations: None received

Consultations:

WSCC Highways:

The proposed plans indicate that the existing VCO will be widened to a total width of 7.68m. Visibility at the proposed access appears to be sufficient for the anticipated road speeds in this location.

Whilst the LHA would not raise any highway safety concerns to the proposal to widen the existing VCO, the crossover works would be subject to a licence from the Area Engineer and must be constructed to a specification agreed with them. The applicant should be aware that in accordance with the Area Engineer policy, the maximum permitted width for a VCO is 6.4m. The LPA may wish to request details of a revised VCO width from the applicant at this stage, to prevent a situation whereby a VCO approved at the planning stage cannot be implemented.

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 (para 116), and that there are no transport grounds to resist the proposal. However, as above, the LPA may wish to request that the applicant revise the proposed VCO width.

If approved apply the VCO Licence Informative.

2nd Consultation Response WSCC Highways

The revised plans indicate that the existing VCO will be relocated slightly to the east of its current position. The proposed new VCO will not exceed the maximum permitted width of 6.4m. This proposal would result in 1.28m of the existing VCO being reinstated to full kerb height. The LHA would not raise any highway safety concerns to the proposal.

The crossover works would be subject to a licence from the Area Engineer and must be constructed to a specification agreed with them.

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 2024

Planning Assessment

Principle:

The proposal comprises the provision of a widened VCO to 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 proposal for a VCO has been amended in accordance with the requirements of the WSCC Area Engineer, and now has been reduced down to the recommended maximum width of 6.4m

It is noted that there are many VCO's within the locality thereby the character of the locality is inclusive of these. The provision of an additional one is thereby not considered to result in the loss of visual character for the area.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 06.11.2025

Authorised by: Peter Barnett Date: 7 November 2025