Development Management – Delegated Officer Report

Application Number: AWDM/0721/15 Recommendation – APPROVE

Site: 166 Manor Hall Road, Southwick, Brighton

Proposal: Vehicular Access

Date of site visit: 7/7/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a mid-terrace, two-storey dwelling in a street of similar properties within Southwick. As existing the property frontage is block paved with a trapped gully and soakaway adjacent to the highway. To the front of the driveway is the pavement and a grass verge. Permission is sought to drop the kerb to create a vehicular access from the public highway. The submitted plans show the crossover to be 5.6 metres wide the full width of the property frontage. The hard stand is 6 metres in depth.

Consultations

WSCC: The Highway Authority has commented as follows:

From inspection of the plans and information provided and in conjunction with other information available to us, there do appear to be a few neighbouring properties within the vicinity on Manor Hall Road that operate similar driveways without any apparent concerns.

As there is an adjoining footway adjacent to the site that the driveway will crossover, pedestrian visibility splays of 2mx 2m on each side of the access have been shown which should ensure no obstructions over 0.6m within those splays.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Southern Water: - *Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW.*

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access. Many other adjacent dwellings have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The formation of a vehicular access would result in the loss of some of the grass verge. The property frontage has already been hard surfaced and in this case is permitted development therefore this is not for consideration in this case. There are many examples within close proximity of the site of other vehicular accesses. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety
The Highway Authority has raised no concerns. The application is therefore considered acceptable in terms of highway safety.

Other Matters

As stated above Southern Water have made comments however in this case the proposal is for a dropped kerb only and the suggested informative regarding sewers is no relevant or necessary in this case. Therefore no informative has been added in this case.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Location Plan received 15th June 2015
   Site layout plan – received 15th June 2015

Informatives:
- Highway licence required

- 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: Hannah Barker Date: 13th July 2015

Authorised by: Jo Morin Date: 14.07.2015