Development Control – Delegated Officer Report

Application Number: AWDM/0135/15 Recommendation – APPROVE

Site: 30 Kingston Lane, Shoreham

Proposal: Vehicular crossover

Date of site visit: 24.02.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached two storey dwelling located on the westerly side of Kingston Lane. The dwelling has brick exterior walls and a plain tiled hipped roof. The property is currently served by a pedestrian path to the south of the dwelling and the grassed front garden is enclosed by a low brick wall to the easterly boundary of the site. Other properties within the road have created vehicular crossovers and driveways to the front which incorporate a mixture of different materials including block paving, brick paving and tarmac.

Planning permission is sought to drop the existing kerb outside the front of the property and create a vehicular crossover that would measure 3 metres wide. A section of the existing brick wall to the front boundary of the site would be demolished to enable the existing pedestrian path to be widened for vehicular access onto the site. The existing concrete footpath to the south of the property would be retained and widened with permeable block paving either side to create a driveway measuring 2.4 metres wide and narrowing to 1.6 metres adjacent to the southerly side of the house.

Relevant Planning History

AWDM/0347/14– Planning permission was granted in 2014 for installation of new level access ramp and railings to side elevation.

Consultations:

West Sussex County Council Highways Officer has commented that the applicant is proposing a driveway similar to that of neighbouring properties in the area and therefore no overall issues would be raised. There would appear to be sufficient visibility in place to support this crossover and therefore the Highways Officer has raised no concerns from a highways perspective. The Highways Officer has requested that an informative is included on any approval notifying the Applicant that formal approval is also required from the Highways Authority.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 & AH7 & Local Development Framework

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the creation of a new vehicular crossover and associated hard standing serving a residential property. The main issues that have been considered as part of this assessment are the impacts of the proposal on the visual amenities of the area, the occupiers of neighbouring residential properties, highways safety and flooding.

Visual Amenity

The proposal would involve dropping the existing kerb outside the front of the property and creating a vehicular crossover that would measure 3 metres wide. A section of the wall to the front boundary of the site would be demolished and the existing concrete footpath would be widened with permeable block paving either side to create a driveway measuring 2.4 metres wide and narrowing to 1.6 metres adjacent to the southerly side of the house.

Within the road there are a number of properties which have created vehicular crossovers and associated hard standings to the front which incorporate a mix of block paving, brick paving and concrete. Within the immediate vicinity of the application property, the neighbouring properties to the north and south have driveways to the front yet both have maintained some of their grassed front gardens. It is therefore considered that the proposed vehicular cross over and widened block paved hard standing would remain in keeping with the visual amenities of the road. The submitted plans show that the majority of the front lawn and low level planting within the front garden would be retained which would continue to soften the frontage of the property.

Residential amenity

The proposed vehicular crossover and widened hard standing would extend further to the south and adjacent to the low brick wall boundary wall separating no. 30 and 32 Kingston Lane. As the new access and widened driveway would be contained within the site and would be located adjacent to the southerly neighbour’s driveway it is considered that there would be no impact to the neighbouring occupiers located in no. 32 Kingston Lane.

Highways Safety

West Sussex County Council Highways department has been consulted on this proposal and the Highways Officer has confirmed that the visibility splays are acceptable and that he does not anticipate any highways safety implications as a result of this proposal. It is therefore considered that the proposed vehicular crossover is acceptable and would not cause any highway safety concerns.

Recommendation

APPROVE

Subject to Conditions: -

1. Standard 3 Year Time Limit

2. Approved plans

Informative

1. Proactive Statement – No Amendments

2. The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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

Case Officer: Rebecca Tier Date: 24th March 2015

Authorised by: Jo Morin Date: 24.03.2015