Development Management - Delegated Officer Report

Application Number: AWDM/1310/18 Recommendation – APPROVE

Site: 27 Southview Road, Southwick, Brighton

Proposal: Vehicular Access

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached period style property within Southview Road near Southwick Green. There are many properties within this street which have off street parking provision to the property frontage. This has resulted in the loss of the original front boundary walls, brick piers and other original features.

The application site has a front low level rendered wall with brick piers, there is a footpath to the front door and an ornamental front garden. Consent was originally sought to remove the front wall and piers and hard surface the property frontage for off street parking with the creation of a vehicular access. Due to the position of this property within a row and adjacent to other dwellings where the front walls or piers have been retained it was considered by officers that, although to resist the creation of the access would be unjustified, there would be merit in retaining the side piers and front path to the front door. An amended plan has been received which shows the piers and path retained whilst creating off street parking for one vehicle.

Consultations: -

West Sussex County Council: Highways -

This application is for the construction of a driveway and vehicle crossover to Southview Road., a B-classified residential road subject to a speed limit of 30mph. The principle of dropped crossings on Southview Road (B2167) with visibility being provided by the footway alone seems to have been well established in this location. According to the most recently available verified accident records these neighbouring points of access are operating safely without any known issue.

The plan shows a maximum depth of 4.6m on the frontage; however the plan does not indicate a scale nor does it scale off to a recognised scale, e.g. 1:100. Ordnance Survey mapping indicates the frontage hardstanding would be approximately 5.0 metres in depth though this is likely to be approximately 4.6m depth with the presence of the bay window and porch at this property. Typically a hardstanding depth of 4.8 metres would be sought to ensure a vehicle can be fully removed from the highway when parked, 6 metres if located in front of an entrance/exit. Should the applicant park a vehicle on the hardstanding which overhangs the footway they may be liable to action under Section 137 of the Highways Act 1980.

A license to construct the vehicular crossover would need to be obtained from the Local Area Engineer. It should be noted that as part of the licence application process the depth of hardstanding would be assessed and in this instance would be contrary to the Area Engineer working practices and thus unlikely to be granted.

Conclusion

In conclusion, the LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Condition

Access

The use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

Informative

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are highway safety and impact upon the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Highway Safety

The comments from West Sussex County Council are set out above. The distance from the front of the house to the pavement was not clear however the amended plan shows that the 4.8 metres requirement can be met. The proposed vehicular access will contribute towards improving the current street parking situation subject to the recommended safeguarding conditions and informative attached below.

Visual amenity

The character of the street has changed with many vehicular accesses created over time. In this case the loss of the entire frontage, wall and piers would have been detrimental to the street scene and character of the property as within this row the frontages of the properties were mainly intact. The amended plans show a suitable compromise allowing for the parking area and character of the property frontage to be retained.

Residential amenity

The proposed vehicular access will not affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
   Reason: In the interests of road safety.

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

1. Proactive with amendments
2. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

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Case Officer: Hannah Barker Date: 21st January 2019

Authorised by: Peter Barnett Date: 21 January 2019