Development Control – Delegated Officer Report

Application Number: AWDM/0457/13 Recommendation – Approve

Site: 173 Manor Hall Road Southwick

Proposal: vehicle access

Date of site visit: 22nd May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace two storey dwelling. The property frontage as existing is open with low boundary walls enclosing the frontage on either side. There is a garden path and some unkept grass. The site is on the north side of Manor Hall Road which is characterised by similar terraced properties many of which have off street parking to the front. There is also on street parking available within street.

Permission is sought to form a vehicular crossover and hardstanding to enable a car to be parked off the street. The hardstanding would be constructed of stone block paving, with an aco-drain to the middle of the hard stand. All surface water is to run to this soakaway. The vehicular access is to be 3.5 metres wide.

Consultations

West Sussex County Council: West Sussex County Council advise that the proposed cross over will require visibility splays of 2 metres for pedestrians. The new access should be constructed in accordance with the specification obtained from WSCC. The driveway should be constructed in a bound material and not left loose and be carried onto the public highway. If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.

Representations

None received

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

Principle

The proposed hardstanding and vehicular access are acceptable in principle subject to consideration of highway safety. It will reduce the need for on street parking.

Visual amenity

There are a number of accesses already in the immediate vicinity of the site and the formation of hardstanding in the front garden will not appear out of character or visually harmful. The side boundary walls will be retained.

Residential amenity

The proposal will not cause harm to the neighbouring dwellings either side of the site.

Accessibility and parking

WSCC supports the proposal subject to safeguarding conditions. The vehicular access and hard stand will not result in any issues with regards to highway safety. The proposal will reduce the pressure for on street parking.

The proposal is not considered to result in harm to highway safety and it can be approved.

Recommendation

APPROVE for the reason:-

The proposed vehicular access would assist in reducing on-street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. The access shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

3. Permeable construction to hard surfaces
4. Approved plans

Informatives:

1. Contact WSCC re. crossover

2. 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.

3. Contaminated land

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

Case Officer: Hannah Barker Date: 22nd May 2013

Authorised by: Jo Morin Date: 22 May 2013