Development Control – Delegated Officer Report

Application Number: AWDM/1261/13 Recommendation – APPROVE

Site: 53 Cross Road Southwick Brighton West Sussex

Proposal: Creation of second vehicular crossover and re-building front boundary wall

Date of site visit: 28.1.2014

Neighbours checked: Y

Additional neighbour notifications: Y – to include re-building front boundary wall & piers

Proposal, Site and Surroundings

The application property comprises a detached bungalow fronting the west side of Cross Road, a classified 'B' road linking Southwick and the A290 Old Shoreham Road. The road is largely residential in character. There are no parking restrictions.

The existing property has a vehicle access on the south side leading to a tarmac drive and attached garage on this side. Part of the front boundary wall has been removed and an area of brick hard standing patched with the adjacent tarmac to enable 2 vehicles to park side-by-side on the frontage. There is only a single width dropped kerb. [The submitted 'existing wall frontage' drawing does not show this correctly.]

Permission is sought to create an in/out access arrangement with a new vehicle access and dropped kerb on the north side of the frontage. The proposed drawing shows a new section of front boundary wall (1m high with 1.4m high piers to match the existing) between the accesses. The front garden would be re-surfaced with block-pavers with 3 no. planted beds and drainage channels at either access draining to an existing soakaway on the site.

Consultations:

WSCC: The Highway Authority comments as follows:-

"This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application seeks approval for a new crossover to serve an existing property so that a new driveway can be created with an 'In/Out' facility.

From inspection of the plans and information available, although no measurements are given on the new access, it would appear the width of the new access is similar to the existing (3.6m). The visibility from the new access is comparable with the existing and therefore is suitable on highway grounds.

With the addition of this new driveway, it will allow for more off-street parking to be provided and therefore the impact of on-street parking in the area will be lessened.

No concerns would be raised to this application from a highway safety perspective."

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)

Planning Assessment

The proposal will provide additional off-street parking provision and can be supported in principle. The relevant issues are highway safety considerations and the effects on the amenities of neighbouring properties and the character of the surrounding area in general.

There are many other vehicles accesses in Cross Road including those serving the adjoining properties on either side. The Highway Authority has raised no safety concerns in this case.

This existing patchwork of tarmac and brick surfacing is unsightly and exposed to public view. The proposals will tidy up the frontage whilst retaining a small element of planting. The re-building of a traditional front boundary wall is welcomed as the character of this road is being eroded by the loss of formal boundary treatments.

There would be no adverse impact on the residential amenities of the occupiers of the adjacent properties.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and would not detract from highway safety. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. 3yr time limit
2. Approved plans
3. No use of new access until kerb/pavement crossing provided

Informative

1. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.

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.

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

Case Officer: Jo Morin Date: 10.02.2014

Authorised by: Gary Peck Date: 10 February 2014