Development Management – Delegated Officer Report

Application Number: AWDM/0470/17 Recommendation – APPROVE

Site: 107 Manor Hall Road, Southwick

Proposal: Widen existing vehicular access including partial removal of front boundary wall.

Date of site visit: 19.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar dwellings. There is an existing vehicular access at the site with off street parking to the eastern side of the property frontage. There is also front lawn and a path leading to the front door. A dwarf wall also exists to the property frontage.

Consent is sought to widen the existing vehicular access and in turn to remove the majority of the front dwarf wall and block pave the property frontage. The area of grass adjacent to the eastern boundary is to be retained.

Consultations:

WSCC:
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.

Manor Hall Road is 'C' classified and subject to a 30mph speed restriction in this location. The proposal is to extend the existing vehicle crossover (VCO) which will provide improved access to an enlarged parking area.

A licence from the Area Engineer would be required for these works, details of which in the attached informative.

The LHA would not raise a highway safety concern to the proposed extension of this existing VCO.

INFORMATIVE
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (Policy 15) 2016
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal. The existing access remains. The key concerns are the effects on the residential and visual amenities of the locality, and highway safety issues.

Visual Amenity

The loss of the existing dwarf and front lawn area and shrub is regrettable. However these features do not have any significant historic or amenity value that would warrant a refusal in this case. The retention of the side lawn area is welcomed. The widening of the existing access does not give rise to concern from a visual amenity point of view. The use of block paving will be an improvement on the existing concrete.

Residential Amenity

The proposal will not result in any adverse impact to adjacent neighbours.

Highway Safety

Comments from the Highways Authority are set out above. It is not considered that there will be any highway safety concern in this case. The widening of the access will improve the access to an enlarged parking area. The street as existing has much on street parking and many properties have off street parking. It is not considered that this proposal will have any detrimental impact here.

Recommendation

APPROVE

1. Standard time limit
2. Approved drawings
3. No use of the widened vehicular access shall take place unless and until an extended kerb and pavement crossing between the boundary of the site and the carriageway has been constructed and the enlarged area of hard-surfacing completed as shown on the approved plan

Informative

1. Proactive no amendments
2. The applicant is advised to contact the Highway Licensing Team 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: Hannah Barker Date: 25th September 2017

Authorised by: Jo Morin Date: 26.09.2017