Expiry 6/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0084/08 **Recommendation – Permit Application**

Site: **18 Cromleigh Way Southwick Brighton West Sussex**

Proposal: **Hardstanding for 2 vehicles with retaining walls (retrospective)**

The Application

The site is located in the built up area of Southwick a two storey semi detached dwelling within a street of a mixture of semi detached houses and bungalows. To the rear of the site to the south is a recreation ground and beyond is the cemetery. The ground level of the dwellings on the south side of Cromleigh Way are much lower than the highway and the dwellings opposite. Most properties on the south side have sloping front gardens with steps down to the front of the property. The difference in ground level between the highway and the front of the house in this case is 1.7 metres.

Retrospective permission is sought to raise the ground level at the front of the dwelling to the same level as the highway to provide a hard standing with retaining walls for parking two cars. The hard standing is 5.2 metres wide and 5.3 metres deep. The kerb has been dropped to the front of the property to create the vehicular access from the highway however planning permission is not required for this as Cromleigh Way is not a classified road. In this case planning permission is required for the increase in ground level to provide the parking area, not for the hard standing itself.

Consultations and Representations

County Transport Planning Services: - Advice is given that there is no apparent visibility issue at the point of access onto Cromleigh Way. In principle it is unlikely that there would be any issues with this proposal, it is doubtful that any increase in vehicle movements would occur on Cromleigh Way due to this development.

Third Parties: - 1 letter received from occupier of Cromleigh Way expressing concern over the structural stability of the hardstanding.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that alterations to dwellings should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Residential Amenity

The hard standing will be clearly visible from the properties opposite the site and will be at a minimum distance of 2.5 metres from the adjacent, neighbouring dwellings, no. 16 and no. 20 Cromleigh Way. It is not considered that the raised hard standing will reduce the outlook from the front of these adjacent properties to such an impact that would warrant a refusal in this case.

Visual Amenity

The hard standing is clearly visible within the street scene and there are no other examples of similar proposals on the south side of Cromleigh Way although on the opposite side of the road many dwellings have off street parking to the front. There is on street parking available for those properties without parking. It is considered that this proposal will not significantly change the character of the locality to the extent to warrant a refusal in this case. It may be a concern that if other properties wish to carryout similar development that the cumulative affect would have a detrimental impact however planning permission would be required and each application would be considered on its own merits. There is another example of a similar development to the south east of the site in Downsway. This was the only similar development of note within this area although there was no planning history for this development.

Parking and Access

The Highways Authority has been consulted and have no concerns in principle with the proposal.

Recommendation

APPROVE for reason that :- 1PPii No conditions

The development does not.. environment, result in unacceptable... properties or detract from highway safety. It consequently does not..

Case Officer.....Date....6/3/08....

Planning Services Manager.....PB.....Date....6/3/08....

Chair of Planning Committee..A.J. Mills...Date....11/03/08....

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