Development Management - Delegated Officer Report

Application Number: AWDM/1260/25 Recommendation – APPROVE

Site: 15 Mile Oak Road, Southwick, BV42 4QF

Proposal: Vehicle access and hardstanding.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a semi-detached, pitched roof bungalow situated on the south side of Mile Oak Road, Southwick. The street is on rising land, and no. 15 is positioned lower than its neighbour no. 17 but higher than its other neighbour no. 13. The front amenity land is small and has a low brick road abutting the pavement. There are outbuildings at the back of the rear garden, where there is a rear access track for abutting properties.

There is a stretch of bungalows, on the same side of the road as the application site, some almost adjoining their neighbour almost becoming terraced. Many have hard surfaced their front gardens for parking and many have dropped kerbs.

Further along the road and the opposite side of the road are two storey dwellings. Many have hard surfaced front gardens, but not all have vehicular crossovers.

Proposal:

The application seeks to provide:-

- A dropped kerb;
- A hardstanding.

Relevant History: None

Representations: None received

Consultations:

<u>WSCC Highways</u>:

From inspections of the plans and WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Mile Oak Road. The proposed

access will be subject to a licence obtained from WSCC, and constructed to a specification agreed with WSCC Highway Engineer.

The proposed hardstanding appears of suitable size to accommodate at least two off-street car parking spaces. On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear – however, this is not anticipated to give rise to a highway safety concern in this location, owing to good vehicular/pedestrian visibility either side of the access and good forward visibility along this stretch of Mile Oak Road.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 16), and that there are no transport grounds to resist the proposal.

Subject to informative regarding highway licence.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2024

Planning Assessment

Principle:

The proposal comprises the provision of a VCO to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The hardsurfaced front amenity area is regrettable, however, there are benefits to being able not to have to park on the street.

There are other hardsurfaced front amenity areas within the street and other vehicular crossovers, therefore the proposal will be in character with the locality. The use of tarmac has also been used on other drives within the locality.

The new hardsurfaced front area together with the dropped kerb will not be out of keeping with the locality and will not materially harm the existing visual and residential amenity of the area.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 25.11.2025

Authorised by: Peter Barnett Date: 25 November 2025