Application Number: AWDM/1486/20 Recommendation APPROVE

Site: 177 Manor Hall Road, Southwick, BN42 4NQ

Proposal: Vehicular access to south and associated hardstanding

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a middle of terrace two storey dwelling situated on the north side of Manor Hall Road. Many properties within the street have existing vehicular accesses to their properties.

Proposal

The application seeks permission to gain a 3m wide vehicular access off of Manor Hall Road in order to access an associated hardstanding to the front of the property

Relevant Planning History: None

Representations: None received

Consultations:

WSCC Highways:

The principle of installing a hard standing for vehicular access onto the front of the property has been established in Manor Hall Road. Visibility is reasonable due to the wide footway/verges. Pedestrian visibility can be maintained as no planting/hedging is proposed. Please consult our Area Highway Manager for a vehicular crossover licence.

No objection subject to a granting of licence.

Relevant Planning Policies

Adur Local Plan policies: 1, 15, 28, 36
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a vehicular crossover to the property.

The key concerns would be highway safety issues together with the effect onto the existing neighbouring residential amenities.

Visual Amenity

There are many vehicular crossovers within the street, and thereby the provision of an additional crossover will not be out of character with the street scene in general.

Residential Amenity

There will be no material loss of residential amenity to the neighbouring properties due to the fact that there are many existing vehicular access within the surrounding area.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Licence

Informative

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 11.11.2020

Authorised by: Peter Barnett Date: 7/12/20