Expiry Date - 06/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1608/24 Recommendation – APPROVE

Site: 165 Lyndhurst Road Worthing West Sussex BN11 2DG

Proposal: Vehicular access and replacement hard standing.

Date of site visit: 04/02/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No. 165 Lyndhurst Road is a mid-terrace property which is located on the northern side of the road. The road comprises a large number of property types but is categorised by two storey properties.

There are a lot of properties along the road which have undergone the same sort of works, the closest of which are the neighbouring properties to the east and west of the site. There is plenty of on road parking on neighbouring streets.

Proposal:
Permission is sought to provide off street parking to the front of the site with a permeable surfacing. The application also relates to a vehicular crossover of the public footpath.

Relevant History: None

Consultations:
WSCC Highways:

This application seeks the creation of a vehicular access with replacement hardstanding. The site is located on Lyndhurst Road, a C-classified road subject to a speed restriction of 30 mph.

The proposed access works will be subject to a licence obtained from the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

From inspection of WSCC mapping, the proposed access point exhibits suitable vehicular and pedestrian visibility in both directions. The proposed hardstanding appears of suitable size to accommodate one off-street car parking space.

On-site turning does not appear achievable, so cars may have to exit in a reverse gear. However, this would not be anticipated to give rise to an

adverse highway safety impact, owing to Lyndhurst Road having good forward visibility in this location. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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 National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page: https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105. https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-cr ossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle:

The proposal comprises the creation of a Vehicular Cross Over on 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:

Due to the relationship between properties and the main road a number of properties have converted their front gardens into off road parking and as such it can be considered the norm for the street.

This application proposes a parking space which will sit vertical to the front boundary. The WSCC Highways raises no objection to the proposal.

Visually, the parking space will offer a good design and good use of materials, and the parking area will not result in any material loss of either residential or visual amenities to the locality.

Highway Safety:

Due to the location of the proposed driveway it is not considered that there will be an unacceptable impact on the highway safety. As highlighted by WSCC there are sufficient mitigations that would mean the proposal would not result in a severe impact to the highway network. As such it is considered that the proposal is policy compliant.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. Vehicle Crossover - Minor Highway Works

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

Case Officer: Finlay Gardner Date: 04.02.2025

Authorised by: Louise Prew Date: 05/02/2025