Development Management - Delegated Officer Report

Application Number: AWDM/0347/22 Recommendation – REFUSE

Site: 39 Victoria Road, Shoreham-by-Sea, BN43 5LA

Proposal: Vehicle access

Date of site visit: 05.05.2021 & 28.09.22 - Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two-storey semi-detached dwelling, located on a corner site with Victoria Road to the east and Swiss Gardens to the north.

There is an existing vehicular access to the property off Swiss Gardens, and there is existing car parking on the application site at the rear. The entire amenity area to the site between the side and front of the dwelling is hardsurfaced.

Subsequent to the last site visit in 2021, there has been a two storey side extension constructed to the dwelling (AWDM/1777/19 refers).

The site has low boundary fencing, approx. 1m high, around the front and side of the site.

Whilst some properties within Victoria Road have gained vehicular access to the front, it does not appear that the other neighbouring properties within this stretch of Victoria Road on the west side have gained a vehicular access onto their properties.

Low walls, fences and vegetation are common boundary features in the street.

Proposal:

The application seeks permission to provide a vehicular access off Victoria Road to the front (east) of No. 39 in order to provide a car parking space at the front of the dwelling.

Representations: None received

Consultations:

<u>WSCC Highways:</u>

The proposal is for the creation of a new vehicular access with hardstanding. The site is located on Victoria Road, a C-classified road subject to a speed restriction of 30mph.

WSCC in its role as LHA previously provided comments pertaining to highway matters for this site for a similar application AWDM/0505/21, raising no highway safety concerns. The LPA refused the application on grounds unrelated to highways.

The applicant proposes a dropped kerb onto Victoria Road. The proposed VCO will be subject to a licence obtained through the local Highway Area Engineer. From inspection of the plans and local mapping, visibility at the proposed access appears suitable for the road speeds in this location.

Regarding parking, the proposed area of hardstanding is of sufficient size to allow for one off-street car parking space. On-site turning may not be achievable, so vehicles may have to exit the site in a reverse gear. However, the LHA does not anticipate that this would give rise to a severe safety concern, given the good forward visibility along Victoria Road in this location.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

In conclusion, 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. 111), and that there are no transport grounds to resist the proposal.

Relevant History:

AWDM/1777/19 Two storey side extension to north elevation, together with a new 2m high boundary fence to Swiss Gardens. **Approved 26.02.2020**

AWDM/0506/21 Vehicular access. **Refused12.05.2021**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

An earlier application for a vehicular access (AWDM/0506/21) was refused planning permission for the following reason:-

"The formation of the vehicular access together with the removal of the front boundary feature and associated works to create a car parking area to the front of the property would have a harmful visual impact on the character and appearance of the area, and could set a precedent for neighbouring residential properties to carry out similar development, the cumulative effect of which would be to harm the existing visual character of the street. The proposal is therefore contrary to the policy 15 of the Adur Local Plan."

There is no objection from the County Highways regarding the proposed dropped kerb, as they are of the view that the parking area is of a sufficient size for the parking of 1no. vehicle.

However it is considered that the formation of the access, with the associated removal of the front boundary feature and the use of the front amenity area for car parking is out of character with this section of Victoria Road. Furthermore, to create such a parking area would set a precedent for neighbouring residential properties to carry out similar development, the cumulative effect of which would be to harm the existing visual character of the street, particularly as neighbouring gardens are smaller in size and the impact of frontage parking will be more marked. Policy 15 of the Local Plan requires development to "respect and enhance the character of the site, and the prevailing character of the area." It is not considered that this proposal meets that requirement.

There has been a letter submitted to support the application which states that the applicant does not feel that the previous assessment took into account the circumstances and/or the situation which has changed in the meantime. This letter cited other properties that the applicant considered to be directly relevant to their case.

However, after investigation, it has been concluded that those sites are not directly relevant to the current application, and accordingly a letter has been sent to the applicant which discussed each of the properties in question and why they do not relate.

Further, it was clearly noticed, that there is existing parking on the site via an existing vehicular crossover off of Swiss Gardens, thereby the applicants amenities will not be compromised by not having the front parking in addition to the rear parking.

It is thereby considered that the crossover and creation of a car parking area to the front of the property will negatively impact on the character of the area and should be resisted.

Recommendation:

REFUSE:- for the following reason(s)

1.The formation of the vehicular access together with the removal of the front boundary feature and associated works to create a car parking area to the front of the property would have a harmful visual impact on the character and appearance of the area, and could set a precedent for neighbouring residential properties to carry out similar development, the cumulative effect of which would be to harm the existing visual character of the street. The proposal is therefore contrary to the policy 15 of the Adur Local Plan.

Informatives:-

1. Refused with discussion

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

Case Officer: Eve Hearsey Date: 11.10.2022

Authorised by: Peter Barnett Date: 12 October 2022