Development Management - Delegated Officer Report

Application Number: AWDM/1126/18 Recommendation – APPROVE

Site: 6 Middle Road, Shoreham – By-Sea

Proposal: Extend existing vehicular crossover to whole width of frontage.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling on the south side of Middle Road. As existing there is a dropped kerb with block paved area to the front of the property with planting adjacent to the side boundaries. Consent is sought to increase the width of the dropped kerb to the entire site frontage.

Consultations

West Sussex County Council: Highways: - The applicant proposes to drop the kerb along the whole frontage. The majority of the frontage has already been dropped as approved in previous application AWDM/0170/13, but the works were not fully completed. The Local Highway Authority (LHA) would not anticipate that the proposed additional section of dropped kerb would create a highway cause for concern.

The applicant will need to apply for a licence from the local area office to carry out the works on the highway.

Conclusion

The LHA would not consider that the proposal for the extended vehicle cross over would have a 'severe' impact on the highway network and therefore would not resist the proposal. If the Local Planning Authority are minded to approve the application the LHA would ask that the following informative is secured:

INFORMATIVE:

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-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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 dwelling and its surroundings and highway safety.

Visual amenity

The vehicular access already exists with a blocked paved parking area to the front of the site. The widening of the dropped kerb will allow for a greater ease of access to the off street parking. The changes will not have any adverse impact upon the visual amenities of the locality. There are many other open frontages adjacent to the site, this change is very modest.

Residential amenity

There will be no adverse impact upon the residential amenities of the adjacent residents.

Highway Safety

Comments from the Highways Authority are set out above. It is not considered that the proposal will result in any highway safety issues in this case. The existing access already exists at the site; this widening will not change the current situation. An informative is added to advise that a highways license is required. A condition is also attached to limit the height of the vegetation to ensure that there is visibility when exiting the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The access shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Licence from WSCC

Case Officer: Hannah Barker Date: 26th October 2018

Authorised by: Peter Barnett Date: 26 October 2018