Expiry Date - 12/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1441/23 Recommendation – APPROVE

Site: 25 Brougham Road Worthing West Sussex BN11 2NR

Proposal: Creation of vehicular access with off-street parking provision, with associated drainage scheme and landscaping.

Date of site visit: 27/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No. 25 Brougham 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 is the neighbouring property. 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:

The applicant proposes a new 3m wide vehicle crossover (VCO) on Brougham Road. From inspection WSCC mapping, there are no apparent visibility concerns with the proposed access point on Brougham Road. The proposed access works will be subject to a licence obtained through the local Highway Area Office, and constructed to a specification agreed with the local Highway Area Engineer.

The proposed hardstanding will facilitate one off-street car parking space. On-site turning does not appear achievable, so a car may have to exit the site in a reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact in this location, owing to sufficient visibility either side of the proposed access point. 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 111), 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
National Planning Policy Framework (HCLG 2023)
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:

Because of the topography of the street, the properties have created either raised or cut in car parking spaces within their curtilages, thereby becoming 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: 26.02.2024

Authorised by: Louise Prew Date: 26/02/2024