Expiry Date - 22/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0381/25 **Recommendation – APPROVE**

Site: **49 Goring Road Worthing West Sussex BN12 4AX**

Proposal: **Alterations to existing vehicular crossover within the public highway**

Date of site visit: 25/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Goring Road within a predominantly residential area of Worthing. The property comprises a detached, two storey house with rendered elevations and a hipped roof with an octagonal roof terrace. The property is set back from the road behind a deep verge and a high hedge to the front boundary and paved/concrete driveway. There is an existing vehicle crossover across the highway verge.

The property is not within a conservation area and is not a listed building. There is a TPO tree on the highway verge to the east of the existing crossover.

Proposal

Planning permission is sought to widen the existing crossover to increase visibility splays and create a wider ramped kerb. The north end of the crossover abutting the carriageway would be widened by 1350mm to the outside edge for a length of 1925mm forming a diagonal splay. The existing kerb would be broken out and removed and a new 50mm concrete kerb constructed. A minimum gap of 1m would be retained between the proposed crossover extension and the existing street lighting column.

Relevant Planning History:

02/00735/FUL - Proposed conservatory to rear of property - Approved

Consultations:

Senior Tree and Landscape Officer – No objection, especially as it will be WSCC approved contractors doing the work.

WSCC Highways - *This application seeks alterations to existing vehicular crossover. The site is located on Goring Road, an A-classified road subject to a speed restriction of 30 mph.*

From inspection of the plans, the applicant proposes to widen the existing dropped kerb by 1.35m on each side, to improve manoeuvrability for vehicles accessing/egressing the site. No highway safety concerns would be raised to these proposals, although the applicant will need to obtain a licence from WSCC to undertake the works within the highway.

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.
Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Representations:

None received

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Properties in the area generally have crossovers to the frontage, these vary widely in terms of width. The existing crossover at the application site is 2.5m

wide, with no splay at the junction with the carriageway and is one of the narrower crossovers. The current crossover does not comply with current Highways requirements and the applicants have stated that it is difficult to enter or exit without bumping over the radius kerb or verge.

The widened crossover would have very little impact on the visual amenities of the street scene and would be similar to the wider crossovers present at other nearby properties. The majority of the verge would be retained as existing.

The street lighting column would be retained in its current position and would not be altered by this proposal.

The TPO tree located on the verge further to the east of the crossover would not be adversely impacted by the development.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The widened crossover would not affect access to neighbouring properties or detrimentally affect residential amenity.

Highway Safety

WSCC Highways confirmed that no highway safety concerns would be raised to these proposals, subject to the applicant obtaining a licence from WSCC to undertake the works within the highway, in accordance with the advised informative.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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. *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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Additional information about the licence application process can be found at the following web page:

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

Case Officer: Amanda Haslett Date: 20/05/25

Authorised by: Peter Barnett Date: 20 May 2025