Expiry Date - 02/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1467/23 Recommendation – APPROVE

Site: 75 Wiston Avenue Worthing West Sussex BN14 7PT

Proposal: Vehicle access with permeable surfacing to frontage

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No. 75 Wiston Avenue is a mid-terrace property which is located on the southern 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, No.73. There is plenty of on road parking.

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 4.5m wide dropped kerb to serve the site on Wiston Avenue. From inspection of the plans and WSCC mapping, there are no apparent visibility issues with the proposed point of access on to Wiston Avenue. The proposed 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 site frontage appears suitably sized to accommodate two cars. On-site turning does not appear achievable, so cars 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 good forward visibility along Wiston Avenue. 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 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-licences/dropped-kerbs-or-cr ossovers-for-driveways-licence/

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:

The loss of the front wall and element of soft planting is regrettable, resulting in some loss of character and a more austere appearance to the site frontage. However it is apparent that other nearby properties have undertaken similar works, most recently No.73 under AWDM/0259/22, and it would be difficult to argue the proposal would result in significant harm to visual amenity.

Highway safety

The LHA has not raised any objection on highway safety grounds. The same conditions are recommended as for AWDM/0259/22 for the sake of consistency.

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Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. The use of the hardstanding for car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with the approved plan.
   Reason: In the interests of road safety.
4. The use of the access shall not commence until such time as the hardstanding area has been constructed in accordance with the approved plan. These spaces shall thereafter be retained at all times for their designated purpose.
   Reason: In the interests of road safety.

Informative:

1. Approved without amendment
2. LHA Informative

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

Case Officer: Finlay Gardner Date: 29.01.2024

Authorised by: Jo Morin Date: 30.01.2024