

Development Management - Delegated Officer Report

Application Number: AWDM/0320/26

Recommendation – APPROVE

Site: 190 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BG

Proposal: Proposed 4.5m wide vehicular access and hardstanding.

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:

The application property is a semi-detached, hipped roof, two storey dwelling situated on the north side of Upper Shoreham Road, Shoreham. The land on the north side of the road is slightly raised from the south side and there continues to be a gentle slope on properties behind the application site.

The property has been extended to the rear, and there are outbuildings within the rear garden, and a garage building to the rear of the garden, which is accessed from a purpose built road accessed to the west of no. 198 Upper Shoreham Road, which has the ability to provide access and parking to no.'s 190 through to 198.

The front amenity area has a near total coverage with shingle, as too no. 192

The neighbouring properties are also predominantly two storey semi-detached, fronting Upper Shoreham Road. There is currently a low boundary wall abutting the pavement.

Proposal:

The application seeks to provide:-

- A dropped kerb to the road;
- A permeable block paving hardstanding within the front amenity area to allow for a turn on site;

Relevant History: None

Representations: None received

Consultations:

WSCC Highways:

Vehicular access to the site is currently via a private rear accessway. The proposed vehicular crossover will be 4.5m in width. The VCO would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them.

Visibility splays of 2.4m x 43m are achievable in this location and are maintainable wholly within the public highway. The proposed driveway provided sufficient space for one vehicle to park. A turn on site would be preferred; the LHA would encourage the applicant to consider whether this would be achievable given the proximity of the site to the junction with Hammy Lane.

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 116), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle:

The proposal comprises the provision of a VCO to 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 Highway comments are noted regarding the existing rear access, but it is also noted that there are other properties within the same stretch of the road who have both a front and a rear access e.g. no.'s 196, 186 and 184. No. 198 although could provide a re parking area have not done so, but do have front parking.

Further, the grass verges to the front of several of this group of dwellings have been eroded by vehicles parking on the verges as there is no on-street parking available.

By resisting a VCO in this location would undoubtedly result in further erosion of the grass verges which would be a visual amenity loss to the character of the locality.

The paved area within the front amenity has been widened to allow for a turn on site provision as suggested by the WSCC comments.

It is not considered that the provision of a VCO would result in any material harm the existing residential amenities of neighbouring properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 13.05.2026

Authorised by: Peter Barnett Date: 13 May 2026