Expiry Date - 07/08/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0702/25 Recommendation – APPROVE

Site: 117 Dominion Road Worthing West Sussex BN14 8LG

Proposal: Vehicle access with paving and dropped kerb

Date of site visit: 05/08/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No. 117 Dominion Road 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 number of properties along the road which have installed crossovers including the neighbour No.115. Examples in the vicinity include, No. 123A, Nos 160-186 opposite and Nos. 149-155 to the west.

Proposal:
Permission is sought to provide off street parking to the front of the site with permeable surfacing. The application also relates to a vehicular crossover of the public footpath.

Relevant History: None

Consultations:
WSCC Highways:

This application seeks a new 4.65m wide dropped kerb access to facilitate access to hardstanding for off-street parking. The site is located on Dominion Road, a B-classified road subject to a speed restriction of 30 mph.

I am aware of a historic refusal for a similar application in this area. National Planning Policy and highways technical guidance has changed since this time, with the introduction of the NPPF in 2011 (revised 2018) and Manual for Streets (MfS) in 2007. The LHA has therefore assessed this application based on current policy and guidance.

From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Dominion Road. The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office, and constructed to a specification agreed with the local WSCC Highway Area Engineer.

The proposed hardstanding appears of suitable size to accommodate one off-street car parking space of 2.4m x 4.8m. I note two cars are shown on the submitted plan, but the proposed hardstanding falls slightly short of a width of 4.8m to accommodate two car parking spaces drawn to Manual for Streets (MfS) specifications. Two smaller sized cars could realistically fit, but this would be at the discretion of the homeowner.

On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this would not be anticipated to give rise to an adverse highway safety impact, as Dominion Road benefits from good forward visibility in this location. 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 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.
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/

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (2024)
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:

Due to the relationship between properties and the main road a number of properties have converted their front gardens into off road parking and as such it can be considered 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.

Whilst there is an historic refusal on the site the guidance such as the Manual for Streets that the highway safety is measured in accordance with has been updated. This has resulted in an application which is now considered acceptable with the levels of visibility achievable from within the driveway being acceptable for the safe access and egress of the site. As such the highway safety of the application would not result in a severe impact on highway safety.

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: 05/08/2025

Authorised by: Louise Prew Date: 07/08/2025