Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0653/13

Site: **72 Kingston Lane, Shoreham**

Proposal: **Vehicular access for parking in front garden**

Date of site visit: 7th November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached two storey dwelling on west side of Kingston Lane, within a residential area. There is a school to the south. The adjoining semi-detached dwelling (No. 74) has a hardstanding and crossover, a brick boundary wall/railings in-situ. Kingston Lane is a classified road.

At the time of the site visit, the front garden wall of No.72 and foliage had been removed and a hardstanding was in the process of being excavated. Banks of soil remain either side.

Permission is sought for the formation of a dropped kerb to allow vehicular access to a hard-surfaced area in front of the property. The wall would be reinstated along with planting.

Relevant site history

Enforcement investigations took place in April 2013 regarding removal of the boundary wall and the making of a crossover. It was considered, by the Council's legal department, that the removal of the wall constituted the commencement of the making of a crossover. As a result, the occupier was advised to make an application for a vehicular crossover.

Representations

None

Consultations

West Sussex County Council: The Highway Authority comment:

The access should be 3 metres in width. I would request that visibility splays for pedestrians are present at the new point of access onto Kingston Lane. These should be 2 metres by 2 metres and should be kept free of all obstructions over 0.6 metres in height.

The works on the highway for the new access must be agreed with the WSCC Community Highway Officer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.

INFORMATIVE
The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works."

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Guidance on the permeable surfacing of front gardens DCLG/EA 2008

Planning Assessment

The front garden area would be made into a tarmac hard standing and two beds of plants would flank this on either side. A gulley soakaway would be at the front of the driveway. A boundary brick built wall would be erected

Planning permission is not required for permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. A gully and soakaway has been provided, which meets these requirements,

Planning permission would not have been required for the hard-standing and the applicant intends to reinstate the front garden treatment/planting, which is preferable. The proposed works would ensure the appearance of the building and its boundary treatment will retain some semblance of its original appearance, in keeping with its attached neighbor.

The Highways Officer is satisfied that the proposed vehicular access would facilitate the safe access of vehicles to/from the property to the highway, subject to conditions regarding its width and the retention of visibility splays.

Recommendation

APPROVE for the reason:-

The proposed vehicular access can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans – 3 no. unnamed plans received 21st October 2013.
3. 3m width access with visibility splays

Informatives:

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works

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.

Is recommendation contrary to letter(s) of representation? No

Case Officer: Jo Sanderson Date: 12th December 2013

Authorised by: Jo Morin Date: 13 Dec 2013