Development Management - Delegated Officer Report

Application Number: AWDM/0411/21 Recommendation – APPROVE

Site: 206 Old Shoreham Road, Southwick, BN42 4TR

Proposal: Formation of vehicular access with associated hardstanding

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is a two-storey middle of terrace dwelling, located on the south side of Old Shoreham Road, a dual carriageway, with a speed limit of 40mph. Railings separate the north side of the dual carriageway from the south side, therefore car users from the property have to travel westwards.

Outside the site there is a wide pavement and then a layby and bus stop to the front, west of their property. Vehicles currently park within the front layby.

Proposal:

The application seeks permission to provide a 3m wide dropped kerb off Old Shoreham Road (A 270) to the front of their property and to provide hardsurfacing on part of their front garden in order to park 1no. vehicle.

Representations: None

Consultations:

WSCC Highways:

The proposal is for a 3m wide dropped kerb onto Old Shoreham Road. The proposed vehicle crossover will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. From inspection of the plans and local mapping, vehicular visibility at the proposed access appears suitable for the road speeds in this location, and pedestrian visibility splays have demonstrated either side of the access.

Regarding parking, the proposed area of hardstanding is of sufficient size to allow for one off-street car parking space. On-site turning may not be achievable, so vehicles may have to exit the site in a reverse gear. However, the LHA does not anticipate that this would give rise to a severe safety concern, given the good forward visibility along Old Shoreham Road in this location.

In conclusion, 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, including the bus stop to the west, therefore it is not contrary to the NPPF (para. 109), and there are no transport grounds to resist the proposal.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

Only approx. one half of the front garden will be hard surfaced for car parking, thereby leaving the remaining as soft landscaping.

The proposed dropped kerb of 3m is considered reasonable, and by providing access to the site off this busy road will take a car of the road.

It is not considered that the crossover and hardsurfacing will negatively impact on the visual or residential amenities of neighbouring properties..

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendments

2. Vehicular crossover licence

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

Case Officer: Eve Hearsey Date: 29 April 2021

Authorised by: Peter Barnett Date: 29 April 2021