Development Management - Delegated Officer Report

Application Number: AWDM/1137/12 **Recommendation – Approve**

Site: 58 Kingston Lane, Shoreham-by-Sea

Proposal: Formation of vehicular access and hardstanding

Date of site visit: 25 September 2012

Neighbours checked: Y

Additional neighbour notifications: 1/10/12 - No.43 Kingston Lane notified

Proposal, Site and Surroundings

The application property comprises a semi detached bungalow, set back from the street frontage with a lawned garden area, planting beds and low front and side boundary walls. This is a predominantly residential area comprising a mix of dwelling types with a slightly staggered building line onto the Kingston Lane Frontage. Kingston Lane is a classified road with a 30mph speed limit.

Permission is sought for the formation of a vehicular access and hardstanding within the front garden. Block paving is proposed with drainage to a soakaway within the curtilage of the site.

The neighbouring property at No.60 to the south has an existing driveway and vehicular crossover which the proposed crossover would adjoin. There is a bus stop on the verge in front of No.60.

Relevant site history

None

Consultations

West Sussex County Council: The Highway Authority have commented that there appears to be no visibility issue at the point of access and there are no records of RTAs within the vicinity of the site. The Highway Authority comments that the use of bound material will ensure no loose material is dispersed onto the highway to affect the surfacing of the road and footway. The Highway Authority comment that although there are no turning facilities on site given the above issues and the precedent set by neighbouring properties with vehicular access way there would be no concerns from a highways perspective.

The Highway Authority recommends a condition securing visibility splays of 2.4 x 43 metres and pedestrian visibility spays of 2x2 metres.

Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Representations
None received

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment
The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of potential contamination.

The creation of an off street parking space will reduce the need for vehicles to park on the highway.

Following negotiations, the applicant has agreed to retain part of the front boundary wall and some of the garden area is to be retained which would give a satisfactory appearance to the site frontage and through the use of block paving. Drainage is to be dealt with within the site curtilage via a soakaway and is considered acceptable.

The Highway Authority have not identified any highway safety issues and clarification has been sought in relation to the recommended visibility splays as the vehicular visibility splay would be outside the applicants control. The Highway Authority has confirmed that the visibility splays of 2.4 x 43 metres would not be essential for this site but that pedestrian visibility splays of 2 x 2 metres must be conditioned accordingly and so subject to the recommended conditions the proposed vehicular access and driveway is considered acceptable from a highway safety perspective.

Recommendation
APPROVE for the reason:-

The proposed development would not detract from the local environment and 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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to use of the dropped kerb and hardstanding the access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2m x 2 m on each side of the access based on the existing highway boundary, and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

3. Alterations to wall and piers shall be carried out using matching materials
4. Permission relates to approved plans:
   Unnumbered site location plan deposited 18 September 2012
   Plan entitled ’58 Kingston Lane, Shoreham-by-Sea’ received 12 October 2012
   Letter of clarification received 12 October 2012

Informatives:

1. Precautionary contamination
2. 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.

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

Case Officer: Rebekah Smith Date: 6 November 2012

Authorised by: Peter Barnett Date: 7 November 2012