Development Management - Delegated Officer Report

Application Number: AWDM/519/15 Recommendation – Approve

Site: 28 Eastern Avenue, Shoreham

Proposal: Vehicular access

Date of site visit: 21 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a two storey terrace house on the east side of Eastern Avenue, north of its junction with Adur Drive. The application site has low (approximately 1 metre high) fencing to the front and side boundaries of the front garden. The road has a 30mph speed limit. There are double yellow lines in front of the terrace on this east side of the road and some on street parking on the west side opposite the application site. There are other driveways and crossovers at neighbouring houses to the north.

Permission is sought for a new vehicular access. Revised plans have been received reducing the area of hardstanding and allowing for a planted bed along the side boundary. The hardstanding would be finished in block paving with drainage to the garden bed. All of the front boundary fencing is to be removed. The overall width of the vehicle crossover would be approximately 4.5 metres.

Relevant site history

None relevant

Representations

None received

Consultations

WSCC: The Highway Authority has commented as follows:

The proposal is for a new vehicular access onto Eastern Avenue. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Eastern Avenue.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

There would not be a significant increase in the number of movements relating to the property, there are no anticipated Highway safety concerns with this proposal.

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)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed increased width to the vehicular access.

Visual amenity
The formation of a vehicular access would result in the loss of the front boundary fencing and garden area with block paving proposed across the whole frontage. However, there are other similar examples within the terrace and so the removal of the fencing and new hard surfacing at No.28 would cause any significant harm to the character and appearance of the area.

Highway safety
In the absence of any objection from the Highway Authority, highway safety is considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Visibility splays
3. Permission relates to approved plans:
   Drawing number 01A entitled 'Layout Plan' deposited 23 April 2015
   Drawing Number 02 entitled 'Location & Block Plans deposited 15 April 2015

Informatives:

- Highway licence required
- 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? N

Case Officer: Rebekah Smith Date: 26 May 2015

Authorised by: Peter Barnett Date: 27 May 2015