Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0950/13

Site: **114 Eastern Avenue, Shoreham by Sea**

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 an end of terrace two storey dwelling on the east side of Eastern Avenue. The area is predominantly residential comprising terraced and semi-detached properties. There is a primary school to the north east, with a pedestrian access to this lying directly to the northern boundary of the application site. A barrier of railings fronts this access on the pavement and the road is marked with 'keep clear'.

The front garden is of hard-standing and there is a low brick wall along the front boundary.

Permission is sought for the formation of a dropped kerb to allow vehicular access to an existing hard-surfaced area in front of the property. A section of the wall would be removed and blocks laid to the hardstanding (herringbone marshall keyblock). Shingle strip with 600mm wide 'soakway' to rear for drainage.

Relevant site history

None relevant

Representations

None

Consultations

West Sussex County Council:

The Highway Authority commented:

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

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 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

On the basis that drainage is provided, the shingle and block paving is an acceptable solution.

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 drain/soakaway will be provided, which meets these requirements,

As such planning permission would not have been required for the hard-standing as provided. Part of the boundary wall would be retained, which is preferable.

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. 3m width access with visibility splays

Informatives:

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.

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? No

Case Officer: Jo Sanderson Date: 12th December 2013

Authorised by: Jo Morin Date: 13 Dec 2013