Expires
28·10·08

Development Control – Delegated Officer Report

Application Number: ADC/0364/08 Recommendation - Refuse

Site: **Erringham Lodge 41 Buckingham Road Shoreham-by-Sea West Sussex**

Proposal: **Widening of vehicular access on corner (No.2 Erringham Lodge) and new vehicular access to south of No.1 Erringham Lodge**

The Application

The application property is the northern half of a pair of semi-detached houses located on the west side of Buckingham Road adjacent to, and to the south of the junction with Mill Road.

The pair of semi-detached houses is known as Erringham Lodge and the two dwellings making up the property (No's 1 & 2) have two separate curtilages. No.1 in one block surrounding the southern half of the house which is a residential property, and No.2 (the application site) comprised of a block surrounding the north of the site, and a strip of land to the south of No.1.

No.2 appears to be part used as a Osteopathy Clinic.

Currently the only lawful vehicular access serves the driveway and garage adjacent to No.1 Erringham Lodge, just to the north of the strip of land owned by No.2.

The proposals are for two additional vehicular accesses serving No.2 Erringham Lodge. One on the north-eastern corner of the site accessing Mill Lane, and one serving the strip of land to the south accessing Buckingham Road. Both would be 3.6 metres in width.

Consultations and Representations

West Sussex County Council: The Highways Officer makes an objection based on the current proposals.

Buckingham Road is a class 'C' road with a speed limit of 30mph and that a site visit has been conducted. There would be no significant concerns raised with the proposed new access from the southern side of the site provided pedestrian visibility splays of 2 by 2 metres are included before and development commences.

However the formation and use of the proposed access to the public highway at the junction of Buckingham Road and Mill Lane is in an unacceptable

location and would add to the hazards of highway users to an unacceptable degree. The proposed cross-over access is located on the corner of the junction with Buckingham Road and Mill Lane, this location is not ideal and may result in conflict between vehicles and pedestrians as vehicles manoeuvre into and out of the space.

Third Parties: There has been one letter of representation received from the owner of No.1 Erringham Lodge, however this has merely been to identify that the application does not relate to her property. (NB. Since the application has been submitted the description has been amended so this point is more clear).

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) which requires that development ensures 'safe and adequate access to the highway network'.

Highway safety
The front garden of the application property (No.2 Erringham Lodge) has been hard surfaced with tarmac, and what appears to have been a pedestrian access in the boundary wall, adjacent to the junction with Mill Lane, has been opened up to allow access for cars. A small dropped kerb which serves pedestrians crossing Mill Lane currently is partially used by vehicles accessing the hardstanding.

The application seeks to extend this dropped kerb to 3.6m in width.

The front hard standing is not of adequate size to allow for the turning of vehicles clear of the highway and it would be necessary for vehicles to either reverse on or off the parking area. It is considered that the corner positioning of the access would result in the awkward manoeuvring of vehicles onto the intersection between two separate roads and across a designated pedestrian crossing point, which would prove to be a hazard to pedestrian and highway user safety.

The more southern of the two dropped kerbs would have an acceptable access onto Buckingham Road, however visibility splays would be required.

This would mean the partial reduction in height of a 1.6m high flint wall down to 0.6m to comply with Highways concerns.

Recommendation

REFUSE for reason that :-

2AR amended

The formation and use of an additional access to the public highway at the junction of Buckingham Road and Mill Lane would add to the hazards of highway users to an unacceptable degree, contrary to the policies of the West Sussex Structure Plan (DEV4)

Case Officer: [signature] Date: 21.10.08 PB 23/10/08