Expiry Date – 26.11.12

Development Control – Delegated Officer Report

Application Number: AWDM/1216/12 Recommendation – APPROVE

Site: 209 Manor Hall Road

Proposal: Provision of vehicle crossover and parking for two cars.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace two storey inter war house on the north side of manor Hall Road, close to the junction with Manor Close. The property's front garden is laid to lawn except for a crazy paved pedestrian access to the front door and the garden is enclosed with a low brick wall.

This is a long straight road with speed humps and a mix of commercial and residential properties. Nos. 211 and 213 to the east have had winded rope kerns and their gardens are entirely hard surfaced as is no. 219.

There is a pedestrian access immediately to the west of the site which serves as rear garden access for Manor Close properties. Beyond this is a drop kerb giving access to a recessed garage in the garden of 34 Manor Close.

Permission is sought to add a 3 metre wide drop kerb to the front of the property and to block pave the entire front garden. The existing pyracanthus shrub outside the front door is to be retained. A surface water drainage channel is to be added to run the entire width of the property. The entire front wall is to be removed.

Relevant Planning History

The crossover at No. 219 was granted in 2008 and is not subject to conditions regarding soft landscaping or surface water drainage.

Consultations

West Sussex County Council: No objection subject to conditions securing the new access drive, visibility sightlines of 2.4 x 43 metres and pedestrian visibility splays of 2 x 2 metres.

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (DCLG 2012)
South East Plan (GOSE 2009): BE1, T4……
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' 'Good Practice Guidance Note:

Planning Assessment

Principle

Providing vehicle crossovers are safely positioned with appropriate visibility splays and sightlines they are generally acceptable if built in sympathetic materials with drainage and some soft landscaping.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires alterations to be of a design and materials sympathetic to the original dwelling and the area in general and AH7(c) requires that the proportion of garden area taken by a proposal would not be excessive having regard to the character of the area. DC Standard No.2 states that 'front gardens which consist entirely of parking bays are not usually visually acceptable.'

The hardsurface is to be constructed in red block paving with a grey contrasting outer trim. The only soft landscaping proposed is the retention of a pyracanthus shrub immediately in front of the house.

The three nearest crossovers, 213, 215 and 219 have hardstandings which do not include any planting at all, the most recent of which was granted in 2008. Other than front lawns soft landscaping is limited in the area generally.

Significant additional soft landscaping would threaten the ability to achieve two off street spaces.

Bearing in mind the above, it is not considered appropriate to withhold permission for this crossover on the basis of the minimal soft landscaping proposed. However, there is scope for some minor additional planting behind the bay on the far side, to at least add some softening to the harsh appearance that would otherwise ensue. This may be secured by condition.

Accessibility and parking

Manor Hall Road is a straight long road subject to a 30mph speed limit. It includes speed humps. Many crossovers have been added particularly on the north side of the road. The Highway Authority is not objecting to this proposal subject to adequate sightlines and visibility splays. These are secured by condition.

Flood risk

The site is not prone to flooding. The development proposes porous block paving and a surface water drain.

Contaminated land

The contamination informative is recommended following the Health officer's advice.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with National Planning Policy Framework (DCLG 2012), Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' 'Good Practice Guidance Note and the South East Plan (GOSE 2009): BE1, CC1 and T4.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. The access shall not exceed 3 metres in width and shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway and sightlines. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary and the sightlines shall be 2.4 by 43 metres . No other work shall be carried out on the site until the above mentioned splay areas and sightlines have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   {\b Reason}: {In the interests of highway safety.}

4. Soft landscaping shall be provided in the area bounded by the bay to the west, the boundary wall to the east and the front wall of the bay to the south in the first planting season after the completion of the approved works and shall be retained thereafter.

Informatives

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is

the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 21/11/12

Authorised and signed by: P Devonport Date: 21.11.12