Expiry: 8/5

Development Management - Delegated Officer Report

Application Number: AWDM/0335/25 Recommendation – Approve

Site: 14 Halewick Close, Sompting

Proposal: Application for variation of condition 7: (electric vehicle charging point) of approved AWDM/1458/19 to relocate parking space and EV charging point.
ORIGINAL DESCRIPTION: Construction of attached 3 bedroom two-storey dwelling to west elevation

Date of site visit: 26/3/25

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the rear garden of a recently built end of terrace house on the south side of Halewick Close. The rear garden runs parallel to Halewick Lane.

Planning permission was granted in 2019 for an end of terrace with an EV parking space at the end of the new rear garden. This parking space should have been built before the new house was occupied. It was not built at all. In the meantime, the end of the garden has been sold off and the new owner would like to erect a garage on it, see planning history below.

This application seeks approval for a variation of the original condition to allow for a new 3.2 metres wide drop kerb and tandem parking spaces on the adjoining garden land with an EV charging point.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The site is at risk of surface water flooding.

Relevant Planning History

AWDM/0088/25 – Change of Use from garden land to parking area with proposed detached garage with loft space/storage above. Pending

AWDM/1458/19 - Construction of attached 3 bedroom two-storey dwelling to west elevation. Granted.

AWDM/0273/20 - Non material amendment to approved AWDM/1458/19 for re-arrangement of ground floor, removal of rear door, widening of window, replacement of window with patio doors, all to South facing elevation. Granted

AWDM/0595/25 - Approval of Details Reserved by Conditions 4 (Surface Water Drainage); Condition 5 (Sewer Protection); Condition 6 (Cycle Parking)

Expiry: 8/5

and Condition 11 (Solar Panels) of approved application AWDM/1458/19 (retrospective) - approved

Consultations

WSP: No objection

WSCC Highways:

This application seeks the variation of Condition 7 of approved application AWDM/1458/19 to allow for a relocation of the approved car parking space and EV charging point.

A new vehicle crossover (VCO) is proposed to facilitate access to the relocated parking area. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on to the highway. The proposed parking area appears of sufficient size to accommodate two off-street car parking spaces.

The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

I should note that under current Area Office policy, licences are not granted for second access points for a single property. No details have been provided regarding the use of the existing access, or which property this will serve. If both the existing and proposed accesses are proposed to serve 14 Halewick Close, a licence for the works may be refused. The applicant may need to clarify the proposed access arrangements with WSCC when applying for a licence.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Southern Water: No objection

Expiry: 8/5

Sompting Parish: supports the application with the comment: *'Parish councillors request this is regularly monitored to ensure completion of all works in a timely manner.'*

Health: No objection.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 28 and 36
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surroundings.

Residential amenity

The proposed parking spaces will not have any significant impact on the neighbours at Nos. 11 or 12 Halewick Close.

Visual amenity

An extra area of grass verge will be lost to allow for the new access across the pavement. This is not significant in terms of the overall appearance of the area.

Flood Risk/Drainage

The land is already laid to concrete and contains 3 sheds. The applicant has confirmed that the new parking area 'will be drained to a new soakaway located in the garden of No.14 Halewick Close. No surface water will discharge to the public highway'. This is acceptable.

Highways

There is no highway objection provided this new crossover serves a different property than the existing one immediately to the south. Application AWDM/0088/25 confirms the existing crossover and associated land is now in a different ownership and permission is sought for a garage. A Highways license is still required and the relevant informative is recommended.

Expiry: 8/5

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. To be completed within 6 months
3. Permeable surface required
4. Removal of PD

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

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.

Highways informative

Case Officer: Peter Barnett Date: 16 July 2025

Authorised by: Louise Prew Date: 17/07/2025