Development Management - Delegated Officer Report

Application Number: AWDM/0357/19 Recommendation – APPROVE

Site: 29 Kingston Lane, Southwick, BN42 4SJ

Proposal: Provision of vehicular access and hard surfacing of front garden

Date of site visit: 09.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is positioned on the east side of Kingston Lane and is a large two storey semi-detached dwelling. At time of visit workers were undertaking works to the recently approved rear extension; and further workers were undertaking garden works to the front garden, namely providing planting strips to the side borders. (The original plants to the front had already been removed at the time of my visit).

The proposal seeks permission for a dropped kerb and a hardstanding area on the front garden.

Representations: None received

Consultations:

WSCC Highways

This proposal is for the construction of a vehicular crossover (VCO) and hard surfacing of front garden to provide off-street parking. The site is located on Kingston Lane, a C-classified road subject to a speed limit of 30mph.

Access and visibility
The proposed plans indicate that the proposed VCO will be approximately 4m in width. A licence will be required for the proposed access works and the VCO must be constructed to a specification agreed with the Local Highway Engineer.
The applicant has not demonstrated vehicular visibility splays at the proposed access, nevertheless, an inspection of WSCC mapping indicates that vehicular visibility at the proposed access onto Kingston Lane appears sufficient for the anticipated road speeds. Furthermore, visibility splays are maintainable wholly within the highway boundary. Kingston Lane has good forward visibility and the presence of on-street parking means that vehicles are not anticipated to be exceeding the posted speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the addition of a VCO in this location would exacerbate an existing safety concern.

Parking and turning
The proposed parking area scales off to approximately 4 x 8m. Manual for Streets (MfS) sets out a minimum of 2.4 x 4.8m per parking space, therefore the proposed off-street parking area provides provision for one vehicle to park. A turn on site would be preferred however there is clearly insufficient space for this to be accommodated. An inspection of local mapping indicates that neighbouring properties share similar arrangements without evidence of safety concern.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

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

Conditions

Access
The use of the car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Block Plan.
Reason: In the interests of road safety.

Car Parking Space
The use of the access shall not commence until such time as the parking area has been constructed in accordance with the details shown on the drawing titled Block Plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Informative

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

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2018

Planning Assessment

Principle

The proposal comprises the provision of a hard surfaced area and a dropped kerb 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 dwelling and its surroundings.

Visual amenity

The street scene comprises many properties which have a dropped kerb and parking on their former front garden area. Thereby the addition of a further access will not be out of keeping with the locality. Further, in this instance, there will be a vegetation strip at the boundary which will help soften the frontage.

Residential amenity

The provision of a vehicular access and hardsurfacing is unlikely to result in a loss of residential amenity to neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Access
4. Car parking space

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

Informative:-

1. Approved without amendment

2. Vehicle Crossover – Minor Highway Works

Case Officer: Eve Hearsey Date: 03.06.2019

Authorised by: Peter Barnett Date: 3 June 2019