expiry 03/04/08

Development Control – Delegated Officer Report

Application Number: ADC/0777/07 **Recommendation - Permit**

Site: **7 Harbour House Harbour Way Shoreham-by-Sea West Sussex**

Proposal: **Widening of vehicular access**

The Application

The application property is one of a terrace of residential live/work units which have been converted from offices. The terrace is located on the north side of Harbour Way, a classified road, to the east of Britannia Avenue.

The application property currently has a hard standing which covers the whole of the frontage of the property, but the vehicular access is only part the width of the frontage.

The proposal is to extend the vehicular access so it is the whole width of the frontage of the property, 5.5m.

Consultations and Representations

County Transport Planning Services: There is no apparent visibility issue at the point of access onto Harbour Way. There have been no personal injury accidents in the vicinity of the existing access indicating a low risk of highway safety issues. Approval of planning permission should be subject to the access being constructed in accordance with the approved drawing and construction materials to be stored on site.

Third Parties: There have been no objections from surrounding neighbours.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.

Planning Assessment

The concerns are whether the extension of the vehicular access will have an adverse effect on highway safety in the vicinity.

All of the other units within the terrace have a hardstanding of some description at the front of the property. No's 7, 8 & 9 all have a hardstanding which is the whole of the frontage, allowing for the parking of two vehicles. The proposed widening of the access would enable the secondary car being parked, to enter the site straight on rather than at an angle. It would also reduce the amount of on-street parking in front of these properties and in so doing increase the visibility for cars reversing out of the site.

The frontages of the properties are not defined by boundary treatments that would obstruct pedestrian visibility. The houses on the other side of the road have vehicular crossovers, many of which do not have on site turning. The proposed extension of the vehicular access is considered to be acceptable in terms of its effect on highway safety by WSCC Highways.

Recommendation

APPROVE for reason that :-
3PP

1. C1Ci
2. C9Ai No use of the widened vehicle access..
3. ~~C9F~~

Case Officer [signature]
Date 17/3/08

PB 19/3/08