Expires 15/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0368/07 **Recommendation – Permit Application**

Site: **182 Manor Hall Road Southwick West Sussex BN42 4NP**

Proposal: **Front drive and vehicular access from Manor Hall Road including dropped kerb**

The Application

The application site is a mid terrace house located on the south side of Manor Hall Road, Southwick. The property features a good sized front garden with a low wall bordering the pavement. The adjoining house to the east is an end-of-terrace property that corners Farm Way.
The proposal is to remove the front garden and install a hardstanding with an associated centrally sited dropped kerb.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No Objection subject to applicant agreeing to re-site the 'dolly' posts outside the site and providing a standard of crossover agreed by the owner/custodian of the telecommunications equipment on the verge.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AT12
West Sussex Structure Plan: DEV4

Planning Assessment

On appearance there are no major planning concerns with this proposal.

The application site is located on the south side of Manor Hall Road on a site that features good visibility along the street both east and west. It is noted that a select few properties in the vicinity have installed dropped kerbs, including the adjoining neighbours to the west, whilst on-street parking is available along the entire road side. There will be no impact with the junction between Manor Hall Road and Farm Way to the east. The verge to the front features two 'dolly' posts that will need removing prior to installation.
The proposed 4.5 metre wide crossover will sit central to the property with a small section of the low boundary wall retained either side of the new hardstanding. County Transport Services raise No Objection to this proposal.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci: (standard time limit)
2. C9Ai: (pavement crossing details)

Case Officer:.....

Date: 9/8/07. CS 10/8/07