Development Management - Delegated Officer Report

Application Number: AWDM/0426/18 Recommendation – Approve

Site: 67 Old Shoreham Road, Shoreham-By-Sea

Proposal: Vehicular access.

Date of site visit: 26 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a vehicular crossover to this terraced house fronting Old Shoreham Road. The proposal will remove existing hedges to create a crossover and hardstanding in the front garden.

Relevant site history

None relevant

Consultations

West Sussex County Council: The **Highway** Officer has no objection subject to condition. The proposal seeks a vehicular access to serve an off-street car parking provision for 67 Old Shoreham Road, Shoreham-By-Sea. Old Shoreham Road is 'A' classified and subject to a 30 mph speed limit at this point.

The carriageway of Old Shoreham Road directly outside the site is protected from on- street car parking by way of no waiting restrictions.

The proposed hardstanding area is large enough to fully accommodate a vehicle clear of the carriageway and footway.

The precedent of vehicle crossovers in this location seems to have been well established. I have checked the most recently available verified accident records, which reveals these neighbouring points of access have been operating safely.

The proposed does provide a highways benefit whereby the provision of this dropped crossing access point will result in improved vehicular visibility for the existing dropped crossing either side of this site. The prosed would also remove a vehicle from an existing on street parking location. This dwelling unit does not seem to have any other opportunity for off street car parking.

The Applicant should be aware that any crossover access works on the public highway must be implemented under licence to a speciation obtained from WSCC Highways.

On balance the Local Highways Authority does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Representations

None received

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 (March 2012)

Planning Assessment

Principle

The proposal comprises 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 dwelling and its surroundings.

Visual amenity

The proposed crossover and hardstanding will be similar to numerous others in the street, including at both neighbouring houses in the terrace. No adverse visual harm will occur.

Residential amenity

The works will not result in harm to residential amenity.

Parking and Access

The Highway Authority has no objection on highway safety grounds to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The use of the parking area shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

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.

Highway crossover works

Case Officer: Peter Barnett Date: 26 April 2018

Authorised by: Gary Peck Date: 26 April 2018