Development Management – Delegated Officer Report

Application Number: AWDM/0767/16 Recommendation – APPROVE

Site: 218 Old Shoreham Road, Southwick Brighton

Proposal: Vehicular crossover and access for parking in front garden

Date of site visit: 28.06.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi detached dwelling on the south side of Old Shoreham Road. The property is close to the road intersection with Southwick Street and Mile Oak Road. There is an existing hardstand to the property frontage yet there is no dropped kerb and formal access from the highway.

In 2003 consent was granted for a vehicular access at this site SW/102/03/TP, this however has not been implemented.

Permission is sought again for a vehicular crossover to access the hardstanding to the front of the property. The dropped kerb on the plans is shown as 3.1 metres in width.

Consultations:

West Sussex County Council: Highways Authority: -

The comments received from West Sussex County Council

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application SW/102/03 to which no highways objections were raised.

Old Shoreham Road is 'A' classified dual carriageway and a main distributor road. Existing hardstanding on the frontage of the property is sufficient for the parking of a single vehicle. The proposal is to drop the kerb to provide access to this parking space. The dropped kerb is demonstrated on the plans as approximately 3m wide, this is acceptable. The applicant should obtain a licence from WSCC Highways for works on to the public highway.

The LHA do not wish to raise any highway concerns or transport grounds for refusal. If the LPA are minded to approve the application then the following conditions should be secured.

Access

The use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

Pedestrian Visibility

The use of the parking area shall not commence until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Old Shoreham Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

INFORMATIVE
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Southern Water: - any works within highway/access road will need to be agreed and approved by Southern Water under NRSWA enquiry in order to protect public apparatus.

Representations: none received

Relevant Planning Policies

Saved Adur District Local Plan Policies: - AG1
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The creation of vehicular access requires planning permission as the road is classified. The main issue for consideration here is highway safety as stated above by the Highways Authority the proposed access will be close to the adjacent intersection and traffic lights. Yet consideration has been given and WSCC have concluded that there would be no significant risk to highway safety to warrant a refusal in this case.

The access is shown at 3.1 metres wide and the highways authority has no concerns with this. Southern Water has advised that works within the highway will need to be agreed and approved by Southern Water. This is attached as an informative.

The Highways Authority has commented as above they do not raise any objection to the proposed access from highway or transport grounds. It is noted that there are many other vehicular accesses adjacent and opposite the site. Despite this, following the site visit the planning officer contacted West Sussex County Council to request that a site visit was carried out by them due to the close proximity of the access to the traffic lights and intersection. It was advised that a site visit was not necessary and the highways authority were satisfied that there were no highway concerns on the basis of the appearance of off street parking which has already been occurring and there being no evidence of highway safety concern. There are also many other similar accesses nearby.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans
3. No Use of parking space until access provided
4. Visibility splays

Informatives

1. Proactive,
2. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
3. The applicant is advised that any works within highway/access road will need to be agreed and approved by Southern Water under NRSWA enquiry in order to protect public apparatus.

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

Case Officer: Hannah Barker Date: 5th July 2016

Authorised by: Peter Barnett Date: 6 July 2016