26/4/07
Expiry date

Development Control – Delegated Officer Report

Application Number: ADC/0124/07 **Recommendation – Permit Application**

Site: **91 Old Shoreham Road Southwick West Sussex BN42 4RD**

Proposal: **Vehicular access**

The Application

91 Old Shoreham Road is a semi detached property located within the built up area of Southwick. The site is located to the north of the dual carriage way which runs east west. As existing the property has a small front garden enclosed by a dwarf wall. To the side of the garden there is driveway access to a garage set back behind the dwelling house. This driveway is shared by the neighbouring property No. 89.

Permission is sought to create an access from Old Shoreham Road to the front of the property to provide off street parking. This will involve the lowering of the kerb, which requires planning permission in this case. The applicant will also be demolishing the front wall and hard surfacing to the front of the property however this does not form part of this application as planning permission is not required for these works in this case.

Consultations and Representations

County Transport Planning Services: - No objection subject to standard safeguarding conditions.

Third Parties: - No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, DEV4, DEV5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): T3, T4
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AT12
Planning Policy Statement PPS1 'Delivering Sustainable Development'

Planning Assessment

Policies

Policy DEV1 of the West Sussex Structure Plan states that development should integrate and where possible enhance adjoining land uses. Policy DEV4 states that development will cater safely, conveniently and adequately for all travel needs by, amongst other things ensuring safe and adequate

access to the highway network. Policy DEV5 states that the level of car parking provided should be sufficient to prevent environmental or safety problems however should not exceed maximum standards.

Policy AT12 of the Adur District Local Plan states amongst other things that development will be required to be located, designed and carried out so that it would have safe and adequate access to the main road network and not reduce safety or worsen traffic conditions materially for existing highway users.

Highway Safety

It is considered that the proposal to lower the kerb and create a vehicular access from Old Shoreham Road to the above site address will be acceptable in this case. The Highways Authority consider there to be adequate visibility in this case and therefore no highway safety issues. There are no parking restrictions adjacent to the proposed access. The removal of parked vehicles from the highway would benefit the flow of traffic along this highway. It is considered that the proposal will result in safe and adequate access to the main road network and therefore complies with Policy AT12 of the Adur District Local Plan and Policy DEV5 of the West Sussex Structure Plan.

Visual Amenity

In this case planning permission is only required for the lowering of the kerb and vehicular access from Old Shoreham Road. However this development will also include the loss of the front dwarf wall and the hard surfacing to the front of the property, works which are classed as permitted development in this case. It is considered that as a result of this proposal there will be no adverse impact on the street scene or the character and appearance of the locality. Many of the properties within the vicinity of the site have converted front gardens to off street parking areas similar to that proposed. These include Nos. 77, 79, 81, 83 and 93. It is therefore considered that the proposal complies with Policy DEV1 of the West Sussex Structure Plan.

Recommendation

APPROVE for reason that :- 3PP – Accesses

1. C1Ci
2. C9Ai
3. C9Ei

Case Officer....V Barker.....Date....5\4\07.....

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