Expiry Date - 02/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0579/25 **Recommendation – APPROVE**

Site: **34 Marine Crescent Worthing West Sussex BN12 4JF**

Proposal: **Proposed widening of existing crossover together with creating a hardstanding over 5m2**

Date of site visit: 04/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Marine Crescent facing on to the greensward and beachfront in a residential area of Goring. The property comprises a detached, two storey house with brick elevations, tile hung bays and a hipped roof. The property has been extended with two storey and single storey side extensions and a conservatory to the rear. The property is set back from the road behind a low wall and deep front garden and a driveway leading to the garage.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought to widen the existing crossover and creation of a hardstanding.

The existing crossover would be widened to 6.4m and a new channel drain inserted. The existing pier to the west side of the entrance would be reduced in height to a maximum of 0.6m and the new wall and pier to the east side of the entrance would not exceed 0.6m to maintain visibility splays.

A new hardstanding would be created replacing some of the front garden with BETA block paving to create a parking and turning area. Surface water would be directed to a soakaway within the site curtilage.

The application has been amended to reduce the height of the brick piers and wall either side of the entrance.

Relevant Planning History:

AWDM/0362/20 - Formation of additional vehicle access on east side of frontage and associated hard-surfacing to provide enlarged parking area - Approved

Consultations:

WSCC Highways - *Having reviewed the correspondence with the WSCC Highway Steward, the Highway Authority would not wish to raise an objection to the proposal of widening the access to 6.4m. However the pier and wall height should not exceed 0.6m within the pedestrian visibility splays to allow for small children to been seen by exiting vehicles. In addition the splays should be drawn from the edge of the access (ie the 90 degree angle of the 'triangle' should be at the edge of the access). However, as the existing driveway is on the property boundary it is not possible to achieve this on the western side nor is it reasonable to request the driveway to be moved to the east by 2m.*

Please ensure the western pier (on the neighbours boundary does not exceed 0.6m, and the wall and pier heights are kept below 0.6m for 2m to the east of the eastern edge of the access.

Representations:

One representation received supporting the application:

I am the owner of the house that is immediately to the west of 34 Marine Crescent. I fully support the application.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on highway safety and the visual and residential amenities of the locality.

Highway Safety

The proposal would result in the provision of a hard surface to facilitate vehicle turning on site to avoid exiting the site in reverse gear. This would improve highway safety and WSCC Highways have raised no objection in this respect, subject to lowering of the piers and wall to 0.6m within the visibility splays.

Visual Amenity

All properties along this stretch of road have vehicle access to the front and these crossovers vary in width, position and some have a double entrance. The widening of the crossover as proposed would not have any adverse visual impact.

The proposed hard surfacing would see the loss of part of the grass lawn, however expanded parking areas are not out of character in the street scene and this is not considered to have a significant impact on visual amenity.

Residential Amenity

The proposal would not detrimentally affect the amenities of adjacent occupiers or impinge upon existing access to neighbours property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. The brick piers and wall within the curtilage of the application site, located on each side of the widened crossover and for 2m to the east side, shall not exceed 0.6 metres above the level of the adjoining carriageway.

Informative

1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2 The applicant is advised that in addition to obtaining planning permission they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

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https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

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

Case Officer: Amanda Haslett Date: 01/07/25

Authorised by: Jo Morin Date: 01.07.2025