Development Control – Delegated Officer Report

Application Number: AWDM/0198/10 Recommendation – APPROVE

Site: 92 Southview Road, Southwick, BN42 4TU

Proposal: Enlarged vehicle access

Date of site visit: 25.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:
Two storey Victorian style residential dwelling. The property is situated on the east side of Southview Road. The top end of the road (north) joins the Old Shoreham Road (A270)

Many properties within the street have vehicular access and converted their front gardens to hardstanding's for parking.

The proposal seeks to provide a complete vehicle access to the site, as currently part of the kerb is still in situ in the middle of the proposed vehicle access position.

Relevant Planning History:

NOTICE/0001/16 Prior Approval for change of use from Use Class B1 (Office) to Use Class C3 (Dwelling) including the removal of front dormer and replacement with two rooflights.(94 Southview Road) **Approved 08.02.2016**

AWDM/0743/18 (94 Southview Road) Vehicle access **Approved**

Representations: None received

Consultations:

Environmental Health: No comment

Relevant Planning Policies
Adur Local Plan 2017: Policy 1, 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The application seeks permission for a vehicle access to enable parking to take place on the front of the property. This will thereby conform to the general pattern of the street.

Residential Amenity

The vehicle access would not have a negative impact on the residential amenities of the neighbouring properties, particularly given that many of the properties within the street have themselves provided vehicle access to their front garden areas for the parking of vehicles.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved following amendment
2. Vehicular access – Minor Highway Works

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

Case Officer: Eve Hearsey Date: 23 March 2020

Authorised by: Peter Barnett Date: 23 March 2020