Development Control – Delegated Officer Report

Application Number: AWDM/0369/18 Recommendation – APPROVE

Site: 259 Old Shoreham Road, Southwick, BN42 4LP

Proposal: Retrospective application for vehicular access and hardstanding.

Date of site visit: 03.05.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property is a two storey semi-detached dwelling, located on the north side of the Old Shoreham Road, a busy east/west road which was formerly the A27 trunk road before the by-pass was constructed and now the A270.

The area comprises predominantly residential properties, many of which have existing vehicular accesses to their properties.

The proposal seeks permission for an already undertaken vehicular access and hardstanding to the front of the dwelling.

Relevant Planning History: None

Consultations: County Highways:

"*Based on the information available, it appears that the hardstanding has been in place and in use for car parking for some time. The site appears to have an existing vehicular access albeit this is narrow with that proposed then covering much of the frontage. Whilst the site lacks the ability to accommodate on-site turning, in light of there being numerous comparable other access arrangements notwithstanding the fact that the parking area has been in use for a length of time without any apparent issue, there would be no concerns with the continuation of this arrangement.*

The applicant should note that the permission of West Sussex County Council would be required to enable the extended crossover to be constructed. An informative is suggested in these respects.

No highway objection would be raised.

Minor Highway Works
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."

Representations: None received

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

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality together with highway safety.

Visual Amenity

Many of the properties abutting the highway have changed their front garden to hardstanding in order to accommodate their vehicles, and of course they have also created a dropped kerb in order to access their hardstandings.

From viewing the hardsurfaced area at no. 259, it would seem that it has been there for a long time, judging by the discolouration of the bricks and the weeds growing through. Notwithstanding this, the hardstanding is in keeping with the visual amenities of the area.

A vehicular access has also been there some while, but is very narrow. The application seeks to widen the vehicular access to 6.4m in width. Again, given the number of accesses gained off Old Shoreham Road, the additional width will not be out of keeping with the character of the area.

Residential Amenity

For the same reason as given above, it is not considered that the hardstanding or the existing or proposed access will result in any material loss of amenity to the neighbouring residential properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without revision
2. County Highways informative

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

Case Officer: Eve Hearsey Date: 06.06.2018

Authorised by: Peter Barnett Date: 6 June 2018