Expiry Date - 31/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0208/10 **Recommendation – Permit Application**

Site: **199 Old Shoreham Road Southwick Brighton West Sussex**

Proposal: **Vehicular access**

The Application

The application property is a semi detached dwelling on north side of Old Shoreham Road, close to the junction with Mile Oak Road. There is presently no vehicular access to the dwelling with the front garden bounded by a low brick wall. It is proposed to remove the wall and form a vehicular access with hardstanding in the front garden.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objections to the amended plan.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG13 'Transport' (DTLR 2001)
PPS3 'Housing' (DCLG 2006)
Manual for Streets (DCLG 2007)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street. Off street parking includes parking within a curtilage (on plot) or in off street parking areas (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

PPG13 states that LPAs should give priority to people over ease of traffic movement and provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses.

Access and Parking

The crossover will be 5m wide and amended plans have been received showing adequate visibility splays. There are already a number of crossovers on this busy road and the proposal will not therefore be out of character in the street.

The County Transport Planning Officer has no highway objection to the proposal.

Recommendation

APPROVE for reason that :-

1PPii

Subject to

1. C1Ci
2. C9Ai
3. C9Ei

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan date stamped received 6 July 2010
   Proposed layout date stamped received 24 August 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 24 August 2010