Development Management - Delegated Officer Report

Application Number: **AWDM/1342/13** **Recommendation –** Approve

Site: 71 Old Shoreham Road, Shoreham-By-Sea

Proposal: Vehicular access

Date of site visit: 3 December 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a terraced house located on the south west side of Old Shoreham Road. The road has a 30mph speed limit. There is an existing driveway with no dropped kerb. There are other driveways and crossovers at neighbouring houses.

Permission is sought for dropped kerb to allow vehicular access onto Old Shoreham Road.

Relevant site history
None relevant

Consultations

WSCC: The Highway Authority has commented as follows:

The application seeks approval for a new vehicular crossover with a dropped kerb. From inspection of the plans and information available, an existing driveway is already in use at the property. There are also a number of neighbouring properties in the area operating similar driveways without any apparent concern. 2.4m x 43m visibility splays should be provided with no obstruction over 600mm in both directions. Likewise, pedestrian visibility splays of 2m x 2m with no obstructions over 600mm should also be available as part of the crossover is a footway.

No concerns would be raised to this application from a highway safety perspective subject to conditions ensuring pedestrian visibility splays and vehicular visibility splays mentioned above are available.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
The would be no significant impact on residential amenity as a result of the proposed vehicular access.

Visual amenity
There would be no significant change to the appearance of the frontage as the dropped kerb would serve and existing hardstanding. An area of shrub planting would be retained either side of the driveway; there is no boundary wall or fence along the front boundary at present.

Highway safety
The Highway Authority has raised no objections subject to the visibility splays detailed above. The application is therefore considered acceptable in terms of highway safety.

Recommendation

Approve for the reason:-
The proposed vehicular access would assist in reducing on street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Visibility splays
3. Crossing to be constructed to highway engineers specifications
4. Permission relates to approved plans:
   Unnumbered Site Location Plan deposited 1 November 2013
   Unnumbered Block Plan deposited 1 November 2013

Informatives:
- Highway licence required
- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 9 December 2013

Authorised by: Peter Barnett Date: 13 December 2013