

Development Management – Delegated Officer Report

Application Number: AWDM/0978/26 Recommendation: REFUSE

Site: 14 Rectory Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed dropped kerb and permeable hardstanding to form driveway in front garden.

Date of Site Visit: Not visited - use of google maps and submitted plans

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a row of four matching properties. This row of dwellings are characterised by their open plan frontages, although the dwelling to the east has a front hedge enclosing the front garden. However the grass and vegetation contributes to the visual amenity of this locality and street scene.

Consent is sought to add a dropped kerb and hard stand to the property frontage for the off street parking of vehicles. There are existing pathways to the side boundaries and this would infill the entire section in between with hardstand therefore removing the front lawn.

The Conservation Area boundary lies to the south on the opposite side of the road.

Consultations:

West Sussex County Council: The Highways Authority

The applicant proposes a new 4.8m wide vehicular access on to Rectory Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access. In addition, the proposed access exhibits suitable pedestrian visibility splays of 2m x 2m either side of the access. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The site frontage appears of suitable size to accommodate two car parking spaces. Onsite turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to Rectory Road benefitting from good forward visibility in both directions.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the

highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works The applicant is advised that in addition to obtaining planning permission that 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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (August 2026)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and highway safety.

Visual amenity

The proposal to create a hardstand to the front of the dwelling would remove the existing front lawn and create visual harm to the street scene by creating a hard surface and altering the character and appearance of this property within the street scene. The row of two storey properties within this part of the street have an existing valued character with open plan frontages and vegetation and green space being the prevailing character. Although there are other vehicular accesses, these are further to the east within a different context, serving bungalows. If this proposal were to be supported it would give rise to further, similar development which would cause further visual harm and setting an inappropriate precedent. It is therefore considered necessary to resist this development in this case.

Residential amenity

There would be no harm to residential amenity in this case. Outlook from adjacent dwellings may be degraded however this would not warrant a refusal on this ground in this case.

Highway Safety

West Sussex County Council Highways has no objection to the proposal on highway safety grounds. There are acceptable visibility splays and it is considered safe for cars to exit the site in reverse. Refusal is therefore on visual amenity grounds only.

Recommendation

REFUSE

1. The introduction of hardstanding and the associated loss of front lawn on the property frontage would be detrimental to the character and appearance of the street scene and would give rise to visual harm, contrary to Policy 15 of the Adur Local Plan.

Is recommendation contrary to letter(s) of representation N

Case Officer: Hannah Barker

Date: 17th September 2026

Authorised by: Peter Barnett

Date: 17 September 2026