Development Management - Delegated Officer Report

Application Number: AWDM/0722/22 Recommendation – REFUSE

Site: 6 Old Shoreham Road, Shoreham-by-Sea, BN43 5TA

Proposal: Vehicle crossover

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the north side of Old Shoreham Road and is positioned higher than the pavement and is a two storey semi-detached dwelling with a small front amenity area and rear garden. The property has extended to the rear.

There are 2 pairs of semi-detached dwellings in this stretch of the road on the east side and some of the others have created hardsurfacing on their front amenity area and have been parking vehicles on these hardsurfaced areas.

Proposal:

This application seeks planning permission to create a dropped kerb to the front of the property to provide a vehicle access to an existing hardstanding area.

Representations: None received

Relevant History: None

Consultations:

<u>WSCC Highways:</u>

The proposal is for the creation of a vehicle crossover (VCO). The site is located on Old Shoreham Road, an A class road subject to a speed restriction of 30 mph in this location. Having inspected the application documents, WSCC in its role as LHA requests additional information from the applicant, subject to the comments below.

The proposed VCO would be subject to a licence and would be constructed to a specification agreed with the Local Area Engineer. The applicant should be aware that as part of the licence application process, the width and depth of hardstanding would be assessed.

From inspection of the plans and local mapping, the proposed area of hardstanding has a depth of approx. 4.5m. The applicant should be aware that licences for VCO's

are only granted for accesses if the hardstanding depth is at least 4.8m, or 6m where the parking area is in front of a door for means of escape. This is to ensure a vehicle can be full removed from the highway when parked. Should the applicant park a vehicle on the hardstanding which overhangs the footway, they may be liable under Section 137 of the Highways Act 1980.

As such, the applicant is request to demonstrate that a vehicle can park within the proposed driveway without overhanging the footway. The applicant would need to demonstrate a parking space of 2.4m x 4.8, tangential to the carriageway. As per the above, a 6m depth would be required if the parking space is located in front of a door.

Please raise the above with the applicant and re-consult.

Highways re-consult:

Crossovers have been permitted in the past which are less than our current minimum of 4.8m. Unfortunately, in some instances that has led to potential safety issues with cars overhanging pavements and vehicles undertaking several manoeuvres across a pavement to access a hardstanding. To ensure this does not occur again, we no longer permit any VCO with less than 4.8m hardstanding depth.

Local historic VCO's will not be considered in your application and will also not be considered justification in any appeal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The applicant has stated in an email dated 8th July 2022 that the hard standing is 3.5m deep and 5.6m wide, which he feels is enough space for a car to be parked on the driveway, even length ways. He continues that there are other houses on his road with the same depths for their driveways (with less widths), and they have dropped kerbs and their cars are parked diagonal on the driveway.

Out of the 2no. neighbouring properties to the north, one has a larger front amenity area which has been hardsurfaced, and there is a dropped kerb to that property. The second has created a hardsurfaced area to the front but there does not appear to be a dropped kerb to the property.

However, WSCC Highways are clear that there is insufficient space to park a car on the given area and there would be safety issues should a car try to manipulate itself onto the space. Furthermore, a VCO licence would not be issued for the proposal.

Recommendation

REFUSE

Reason:-

1. The proposed development would not provide an adequate depth of hardstanding to facilitate parking a vehicle in the front of the house without overhanging the footway, causing an obstruction to pedestrians. The proposal is therefore contrary to policy 15 of the Adur Local Plan.

Informatives:-

1. Refused following discussion

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

Case Officer: Eve Hearsey Date: 10.08.2022

Authorised by: Gary Peck Date: 10 August 2022