Development Management - Delegated Officer Report

Application Number: AWDM/0323/23 Recommendation – APPROVE

Site: 36 Cross Road, Southwick, BN42 4HF

Proposal: Proposed application for construction of hard standing and dropped kerb.

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:

This application relates to a two storey, detached dwelling on the east side of Cross Road, Southwick, and currently has no vehicular access onto the site frontage.

Many of the properties within Cross Road have vehicular accesses, and some have full frontage width access.

Proposal:

Permission is sought to provide a vehicular crossover off Cross Road, Southwick, plus a hardstanding for car parking, constructed with permeable block paving. A planting strip of 400mm will be provided along the side boundary with no. 38, and continuing in front of the front elevation of the existing dwelling.

Relevant History: None

Representations: None received

Consultations:

WSCC Highways:

The applicant has proposed a 4.5m VCO, and will provide a hardstanding measuring 3.7m x 4.8m and could accommodate 1no. car.

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 NPPF (para 111), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
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 the creation of a VCO on 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:

Many of the properties within Cross Road have VCO's and have hardsurfaced most if not all of their from amenity areas. Therefore the character of the area is already set.

The loss of the existing landscaping at the front of this property is regrettable, but it is also understandable to require a parking space on the property.

There is no LHA objection to the application.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Car parking

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 04.05.2023

Authorised by: Peter Barnett Date: 4 May 2023