Development Control – Delegated Officer Report

Application Number: AWDM/0394/18 Recommendation – APPROVE

Site: 42 Gardner Road, Southwick, BN41 1PL

Proposal: Vehicular access and hardstanding.

Date of site visit: 01.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The area is a mixture of residential and commercial. The application property is a two storey middle of terrace dwellinghouse. Many in the street have paved over their front gardens to create parking areas and there are many dropped kerbs in the street.

To the front of the dwelling there is a grass verge, which has a small bush, which appears to be a Hawthorn.

The proposal seeks permission for the dropped kerb and hardstanding area to facilitate the parking off of the street.

Relevant Planning History: None

Consultation:

WSCC Highways

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for new vehicle crossover (VCO) from the 'C' classified Gardner Road (subject to a 30mph speed restriction) to serve off-street parking area for existing dwelling. From an inspection of WSCC and local mapping there is a sufficient level of visibility on to Gardner Road. Furthermore, neighbouring accesses have been operating without evidence of highway safety concern. Whilst no turn on site is available there is benefit to removing 1-2 cars from parking on-street in this location, which causes a noticeable narrowing of the available carriageway space.

No highway safety concerns or transport grounds to resist the application.

INFORMATIVE

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 goes not guarantee that a vehicle crossover license shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policies 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The street is characterised by terraced housing, many of which have existing hard surfaced front garden areas and vehicular crossovers. The addition of a further crossover along this street will not compromise the character of the area.

Residential Amenity

As many of the neighbours have vehicular crossovers, the additional one will not harm the neighbours amenity, plus it will remove up to 2no. cars off of the streets with regard to parking, which will be a benefit for the amenities of the neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative
1. Approved without amendment
2. WSCC Highways Informative

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

Case Officer: Eve Hearsey Date: 22.06.2018

Authorised by: Peter Barnett Date: 22 June 2018