Development Control – Delegated Officer Report

Application Number: AWDM/0750/13 Recommendation – Approve

Site: 65 Old Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed vehicular access

Date of site visit: 13th August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace dwelling on the west side of Old Shoreham Road. To the south of the site is the Bridges Bank development. There is an existing hard stand to the front of the property which is 4.8 metres deep reducing to 3.75 metres. Permission is sought to drop the kerb and formalise the access from the highway to the existing hard stand.

Representations: No third party representations have been received.

Consultations: - West Sussex County Council: - The Transport Planning Officer states that neighbouring dwellings in this location do also seem to benefit from vehicle crossovers to allow off street car parking without turning on site, so a precedent does appear to have already been set. Due to the irregular shape of the hardstanding the space between the back edge of the footway and the front of the dwelling measures 4.8 at its widest and 3.75 at its smallest. This would only be considered large enough to park a small vehicle without overhanging onto the highway. The width of the hardstanding is however 6 metres which would be large enough to parallel park a larger family car.

Any dropped kerb access would have to extend the entire frontage of the site and be constructed under licence from the Community Highways Officer. WSCC consider this application difficult to resist from a highways perspective.

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

Principle

The proposed access to serve the existing hardstanding is acceptable in principle subject to consideration of highway safety.

Visual amenity

There are a number of accesses as existing in the immediate vicinity of the site to the north and opposite. Therefore not all of the dwellings along this part of Old Shoreham Road have their original front boundary treatment and gardens. In this case the hardstand already exists therefore the creation of the access will not impact on the character and appearance of the area as there is no loss of an existing front garden.

Residential amenity

The use of the existing hard stand will not result in any adverse impact to the neighbouring residential properties.

Accessibility and parking

WSCC have advised that subject to the widening of the dropped kerb to the full width of the driveway, (6 metres) then they can support the proposal. On the basis that a larger vehicle could parallel park on the existing hard stand. The plans have been amended in accordance with this advice. Whilst on site turning space is always preferable it is accepted that as a precedent has been set with many other examples of off street parking along Old Shoreham Road then this proposal could not be resisted and is no different from the situation at other neighbouring properties.

The proposal is not considered to result in harm to highway safety and can be approved subject to the following conditions: -

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 3 year time limit
2. Splays
3. Approved plans

Informatives

1. Contact WSCC re: crossover
2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

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

Case Officer: Hannah Barker Date: 2nd September 2013

Authorised by: Jo Morin Date: 3 Sept 2013