# Development Management - Delegated Officer Report

**Application Number: AWDM/2003/21 Recommendation – APPROVE**

**Site: 110 Eastern Avenue, Shoreham-by-Sea, BN43 6PE**

**Proposal: Vehicle access**

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

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The property is a situated on the east side of Eastern Avenue and is a two storey, middle of terrace dwelling. The property has an existing hardsurface front amenity area, but no vehicular access. There is a low boundary wall to the front. The side, mutual boundaries are low in height although that at no. 108 appears to be higher than to no. 112.

The street scene comprises predominantly terraced and semi-detached two storey dwellings, and many have introduced front parking and a vehicular access to their front amenity areas.

**Proposal:**

The application seeks permission to:-

- Provide a vehicular access off of Eastern Avenue measuring 5.3m in width

**Representations:** None received

**Consultations:** WSCC Highways

"The *proposed dropped kerb will be 5.3m in width and will provide parking for at least one vehicle on the site frontage. The depth of the site frontage appears sufficient for a standard vehicle. The access works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. The LHA is unclear as to whether vehicle access or parking provision is available to the rear of the site. The applicant should be aware that if vehicular access/parking is available to the rear of the site, the Area Engineer may not grant a licence for a second access to the site frontage.*

*The proposed VCO does appear to cross through an existing School Bus Stop and School Keep Clear Zone. The LHA would not anticipate any highway safety concerns to this arrangement, however the LPA is advised to consider the potential amenity issue of vehicles being blocked in by waiting school buses.*

*Vehicular visibility at the proposed access appears sufficient for the anticipated road speeds.*

*Pedestrian visibility splays of 2 x 2m have been demonstrated either side of the proposed parking area to ensure visibility of pedestrians. Given the proximity of the site to the primary school and the school bus stop, the LHA would advise that these splays be secured in perpetuity.*

*The proposed parking area consists of hardstanding as existing and no concerns would be raised to the retention of this surfacing.*

*Conclusion*
*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 111), and that there are no transport grounds to resist the proposal. As above the applicant should be aware that a second access may not be granted a licence if provision exists to the rear.*

*If the LPA are minded to approve the application, the following conditions and informative should be applied.*

*Access;*
*Car Parking Space;*
*Pedestrian Visibility;*
*Informative*"

**Relevant History:** None

**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 upgrading the existing housing stock 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 and Residential Amenities:***

It is noted that there are other vehicular accesses within the locality to the application site, and therefore the provision of a further access will not be out of keeping with the character of the locality.

It is also noted that there are some properties without any vehicular access whatsoever. Should this application be approved for the vehicular access, it is not considered to result in a material loss of visual or residential amenities to neighbouring properties.

WSCC are the leading authority with regard to the highway safety of the access and the provision of a licence for the access.

**Recommendation: Approve:**

**Subject to Conditions:-**

1. Approved plans
2. Standard time limit
3. Access
4. Car parking space
5. Pedestrian visibility

**Informatives:-**

1. Approved without amendment
2. Licence required for site access works on the public highway

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

Case Officer: Eve Hearsey Date: 04.01.2022

Authorised by: Peter Barnett Date: 4 January 2022