

Expiry: 13/7

Development Management - Delegated Officer Report

Application Number: AWD/0489/26

Recommendation – Approve

Site: 29 Southview Road, Southwick

Proposal: Vehicle access and hardstanding, including the removal of front wall and pillar.

Date of site visit: 29/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Semi detached Edwardian house on the west side of Southview Road. The front garden is currently enclosed by a rendered wall with pillars and gate. There is a tiled path to the front door with an inside kerb.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known surface water flood risk.

Permission is sought to hardsurface the front garden with permeable block paving and to create a 4.3 metre wide drop kerb. The applicant has confirmed that the tiled path to the front door is to be retained.

Relevant Planning History

AWDM/0553/26 - Single storey side/rear extension. Granted.

AWDM/0567/26 - Application for a Lawful Development Certificate for proposed rear dormer loft conversion with rooflights to front roofslope. Granted

Consultations

Highways:

This application is for vehicle access and hardstanding. The site is located on Southview Road, a B-classified road subject to a speed restriction of 30 mph.

The applicant proposes a new vehicular crossover on to Southview Road. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

Whilst parking has been demonstrated, the plans do not reveal the exact measurements of the proposed parking area. WSCC Parking Guidance sets out minimum dimensions of 2.4 x 4.8m for a parking space. The applicant is advised to check that the proposed parking space meets the minimum dimensions, as if it does not then they may not be granted a license to implement the proposed vehicle crossover.

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Notwithstanding the above, there are no apparent visibility issues at the proposed point of access onto Southview Road. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is currently operating unsafely.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works

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 does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 28

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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 dwelling and its surroundings.

Highways

The plan measures at just large enough to meet the 4.8 m x 2.4m requirements of the highway authority.

Visual amenity

The applicant was encouraged to include some soft landscaping in his scheme but the space doesn't allow for it. There are examples of similar crossovers and hardstandings without soft landscaping in the street including next door, approved in 2018.

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Residential amenity

No neighbour impacts.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Licence

Case Officer: MOK Date: 24/6

Authorised by: Peter Barnett Date: 24 June 2026