Expiry Date - 12/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0785/25 **Recommendation – APPROVE**

Site: **11 Stone Lane Worthing West Sussex BN13 2BA**

Proposal: **Vehicle access**

Date of site visit: 16.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a mid-terrace house located on the west side of Stone Lane, a Class C road. The house is set back from the highway by an enclosed front garden. The house and associated front garden is slightly elevated in relation to the road with a stepped footpath up to the front door and blockwork front retaining wall.

None of the houses in this short terrace of four dwellings have frontage parking, but the end-of-terrace houses on either side have garages in their rear gardens accessed from Stone Close and James Close respectively.

The road is made up of a broad mix of dwelling types and styles with little consistency in character or appearance and with no clear front building line onto Stone Lane.

Proposal

Permission is sought to create frontage parking by removing the front wall, excavating and block paving the front garden, together with a proposed vehicle access (VCO) formed from Stone Lane. The application is supported by a detailed specification which confirms that an ‘Aco’ rain drain will be installed along the front boundary.

Relevant Planning History: None

Consultations:

WSCC: The Local Highway authority has raised no objection, commenting:

“This application is for the creation of a vehicle access. The site is located on Stone Lane, a C-classified road subject to a speed limit of 30mph.

The proposed access is to be 4.5m in width. The VCO must be constructed to a specification agreed with the WSCC Area Engineer – an informative is included below.

Visibility has not been demonstrated at the proposed access, however, an inspection of WSCC mapping indicates that the required minimum splays of 2.4 x 43m are achievable at the proposed access point, and are maintainable wholly within the public highway. The proposed driveway is to be constructed of a hardbound material and provides sufficient space for one vehicle to park off-street.

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

The following conditions and informative are recommended in the event of approval: -

Access (Access to be provided prior to first occupation)
The use of the car parking space shall not take place until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.

Reason: In the interests of road safety.

Car parking space (details approved)
The use of the access shall not take place until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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 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.

Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-andlicences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-orvehicle-crossovers-for-driveways/

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the creation of off-street parking provision for residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and highway safety.

Highway Safety

The front garden is 6m deep and the LHA has raised no objection on highway safety grounds to the proposal subject to the recommended conditions and informative.

The road is a bus route and well-used cut-through between Littlehampton Road and Salvington Road. It is relatively narrow in places and vehicles parking on the road park up onto the pavement in places, including in front of this terrace. The proposal will offer some benefit to pedestrians and other highways users in removing on-street/pavement parking from this section of the road.

Visual Amenity

There would be no adverse impact on visual amenity as a result of the proposal. The existing garden is mostly surfaced in a loose gravel type material and the blockwork wall to be removed is of no particular interest or character.

Residential Amenity

Some disturbance during construction works will be inevitable but this will be temporary and there will be no adverse impact on the amenities of neighbouring residents.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit

3. Access
4. Car Parking (Approved details)

Informative

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.

Minor Highway Works

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

Case Officer:	Jo Morin	Date: 21.07.2025
Authorised by:	Louise Prew	Date: 21/07/2025