Development Management - Delegated Officer Report

Application Number: AWDM/0899/25 Recommendation – APPROVE

Site: 155 Manor Hall Road, Southwick, BN42 4NQ

Proposal: Vehicular access and hardstanding.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a two storey, middle of terrace dwelling situated on the north side of Manor Hall Road. Currently the property has a small amenity area to the front enclosed by a low wall.

The street scene comprises predominantly two storey terrace dwellings and many of them have put their front amenity areas over to the parking of cars and have the dropped kerb to the front providing vehicular crossovers. On-street parking also occurs within the area.

Proposal:

Permission is sought to provide a dropped kerb to the front of the property, measuring 5.4m wide. A soakaway across the front of the property is also shown on the submitted plan.

Relevant History: None

Representations: None received

Consultations:

WSCC Highways:

The site is located on Manor Hall Road, a C-classified road subject to a speed restriction of 30mph.

A new 5.4m wide vehicle crossover (VCO) is proposed to facilitate access to off-street parking. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Manor Hall 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.

From inspection of the plans, the proposed hardstanding appears suitably sized to accommodate two off-street car parking spaces. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this would not be anticipated to give rise to a highway safety concern, owing to suitable visibility either side of the proposed access. Neighbouring properties operate similar access arrangements with no known safety concerns.

In summary, 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 NPPF (para 116), and that there are not transport grounds to resist the proposal.

If the LPA are minded to approve the application, apply Licence informative.

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 2024

Planning Assessment

Principle:

The proposal comprises the widening of a VCO to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The street scene is characterised by many VCO's, and many front amenity areas made over to hardsurfacing for the parking of vehicles. The creation of a further VCO and hardsurfaced area will thereby not be out of character.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer:	Eve Hearsey	Date: 27.08.2025
Authorised by:	Peter Barnett	Date: 27 August 2025