Development Control – Delegated Officer Report

Application Number: AWDM/0743/18 Recommendation – APPROVE

Site: 94 Southview Road, Southwick, BN42 4TT

Proposal: Vehicle access

Date of site visit: 05.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:
Two storey Victorian style residential dwelling, at time of visit no. 94 was having building works undertaken. The end of the road joins the Old Shoreham Road.

Many properties within the street have vehicular access and converted their front gardens to hardstanding's for parking.

The proposal seeks to provide a vehicle access in order to park a car on the hardstanding at the front of the refurbished dwelling. The original submission was for the parking of 2no. cars, but WSCC Highways stated there was insufficient room for the 2no. cars, and required the application be amended down to parking for 1no. car only.

Relevant Planning History:

NOTICE/0001/16 Prior Approval for change of use from Use Class B1 (Office) to Use Class C3 (Dwelling) including the removal of front dormer and replacement with two rooflights. **Approved 08.02.2016**

Representations: None received

Consultations:

WSCC Highways: *The site is accessed from Southview Road, a 'B' class road with a speed limit of 30mph in this location.*

Parking

The plan shows a maximum depth of 4.75m on the frontage. Typically a hardstanding depth of 4.8 metres would be sought to ensure a vehicle can be fully removed from the highway when parked, 6 metres if located in front of an entrance/exit. Therefore the LHA would anticipate that there would only be sufficient parking on the frontage for 1 vehicle to ensure that vehicles did not overhang the footway. Should the applicant park

a vehicle on the hardstanding which overhangs the footway they may be liable to action under Section 137 of the Highways Act 1980.

Conclusion

The LHA would advise the applicant to consider the modification detailed above of reducing the parking to one space on the frontage. The applicant should demonstrate this and re-consult the LHA.

2nd Consultation WSCC:

West Sussex County Council, in its role as the Local Highway Authority (LHA), was previously consulted on this application where a modification was requested to meet parking standards.

Parking

The applicant has amended the parking plan to show only one car parking space on the frontage as requested.

Access

The lighting pole located to the north of the dwelling may restrict turning into the access and therefore should be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover. It is the responsibility of the applicant to liaise with the relevant utility company and other necessary parties to organise the relocation of the lighting pole and to cover the cost of the works.

Conclusion

The LHA does not consider that the proposal for a vehicle cross-over would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. If the Local Planning Authority (LPA) are minded to approve the application the LHA would ask for the following condition and informatives to be secured:

Car parking space (details approved)

The car parking must be constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated purpose.

Reason: To provide car-parking space for the use

INFORMATIVES:

Street Lighting

The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works.

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. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

It would appear that the works to implement the C3 use are now underway. The street is characterised by residential development, with generally the Victorian and Edwardian design being the norm. Parking is at a premium within the street, with many of the properties having off road parking leaving little or no place to park on the road for other vehicles.

The application seeks permission for a vehicle access to enable parking to take place on the front of the property. This will thereby conform to the general pattern of the street.

Residential Amenity

The vehicle access would not have a negative impact on the residential amenities of the neighbouring properties, particularly given that many of the properties within the street have themselves provided vehicle access to their front garden areas for the parking of vehicles.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Car parking space

Informative

1. Approved following amendment
2. Street lighting
3. Vehicular access – Minor Highway Works

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

Case Officer: Eve Hearsey Date: 14.08.2018

Authorised by: Gary Peck Date: 15 August 2018