Development Management - Delegated Officer Report

Application Number: AWDM/0264/23 Recommendation – APPROVE

Site: 196 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BG

Proposal: Proposed vehicular access

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:

This application relates to a two storey, semi-detached dwelling on the north side of Upper Shoreham, and currently has no vehicular access onto the site frontage. There is a vehicular access next to no. 198 Upper Shoreham Road, and this access is shared by other residents as it leads to the back of the dwelling, and no. 196 currently has a large double garage abutting this access drive. Other properties have/had a garage at the back of their properties which is accessed from the same source, they are no.'s 194, 192, & 190.

The street scene comprises predominantly two storey semi-detached dwellings, most of which have vehicular accesses to the properties, although the next couple of semi's also have a rear access drive in addition to the front accesses and parking at the front.

Proposal:

Permission is sought to provide a vehicular crossover off Upper Shoreham Road, plus a hardstanding for car parking, constructed with permeable block paving

Relevant History: None

Representations: None received

Consultations:

WSCC Highways:

The application is for a 4.3m wide VCO, and pedestrian visibility splays are shown. These should be located solely within land under the applicant's control. The LHA notes that the applicant cannot achieve these due to site frontage constraints.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; Sussex Police do not however consider this the result of the presence of the

existing access or road layout. Therefore, there is no evidence to suggest that the new access would operate unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the proposed access.

The parking area proposed is large enough to accommodate 1 car.

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 NPPF (para111), and that there are no transport grounds to resist the proposal.

The LHA advises the LPA that if they are mindful to permit the VCO then attach conditions and informative relating to the car parking and an informative relating to the need to apply for a VCO licence.

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 the provision on a VCO to a residential property 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 & Residential Amenity:

Many properties within the street have VCO’s to their properties, therefore the addition of a further VCO will not be out of character with the locality.

The paved area for parking will be of permeable block paving, which is in accordance with Government Guidance.

The new VCO will thereby be acceptable within this location.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

3. Access
4. Car Parking

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 27.04.2023

Authorised by: Peter Barnett Date: 27 April 2023