Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1463/12

Site: **33 Buckingham Road, Shoreham**

Proposal: **Vehicular access for parking in front garden**

Date of site visit: 3rd December 2012

Neighbours checked: Y

Additional neighbour notifications: Y/N

Proposal, Site and Surroundings

The application site is a semi-detached two storey dwelling, within an area of commercial properties, flats and houses of varying heights, style, age and appearance. Buckingham Road is a classified C road with a 30 mph speed limit. There is a bus stop approximately 40 metres south on Buckingham Road, on the opposite side of the road. The Shoreham Conservation Area adjoins the western (rear) boundary of the plot.

The front garden has been block paved with standard bracken paving set on an MOT type 3 permeable base. A front boundary wall has been demolished. No. 31, the adjacent semi detached house, has retained a garden and is bounded by low front and side boundary walls, one of which marks the boundary between the two properties. A number of adjacent properties to the south have lost their original boundary treatment and have dropped kerbs and hard-standings. Directly to the north, older properties on Buckingham Road have retained historic boundary walls and front gardens.

Permission is sought for the formation of a dropped kerb to allow vehicular access to an existing hard-surfaced area in front of the property.

Relevant site history

There is no relevant site history.

Consultations

West Sussex County Council:

The Highway Authority have commented:

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Buckingham Road and the precedent of dropped kerb crossovers without a dedicated turn on site facility seems to have already been established in this location. It should however be noted that there has been one reported personal injury accident involving a car reversing across the footway to adjoin Buckingham Road approximately 85 metres from this site. Driver error was listed as a contributory factor on the accident record, with this information in mind I would advise pedestrian visibility splays being

secured via condition, these should be 2 by 2 metres at each side of the access point and be kept free of all obstructions over 0.6 metres in height.

A 3.0 metre access width would be considered appropriate for a single dwelling access. The works on the highway for the new access must be agreed with the WSCC Community Highways Officer and carried out under licence. An area of bound hard standing should be provided within the site. The size of this area has not been stipulated within the documents provided; no concern would be raised providing the area measures a minimum of 2.4 x 5 metres to avoid any vehicle overhang onto the public footway.

No anticipated highway safety concerns. If the LPA are minded to grant planning consent we would ask that conditions securing the access and pedestrian visibility are secured via condition.

Informative
The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Environmental Protection:

Suggest precautionary contaminated land condition.

Councillor Brian Coomber telephoned to express concern that the hardstanding is not pourous and the suitability of a crossover in this location.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)
Guidance on the permeable surfacing of front gardens DCLG/EA 2008

Planning Assessment

The front garden area has been recently surfaced. Planning permission is not required for permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. The agent for the application has confirmed that the block paving has been loose laid, not grouted or pointed and is set on an MOT type 3 permeable base.

Guidance from DCLG/Environment Agency quotes MOT type 3 sub base as a suitable porous material. As such planning permission would not have been required for the hard-standing as provided. Nevertheless, it is regrettable that none of the previous garden area or any soft landscaping has been retained, along with the removal of the former boundary wall. A parking space and vehicular access could have been accommodated without the need to demolish the entire wall and lose the garden.

This aside, the Highways Officer is satisfied that the proposed vehicular access would facilitate the safe access of vehicles to/from the property to the highway, subject to conditions regarding its width and the retention of visibility splays.

A pre-cautionary condition relating to possible contamination is not necessary as the hard-surface has already been laid.

Recommendation

APPROVE for the reason:-

The proposed vehicular access can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to use of the dropped kerb
3. 3m width access

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

Informatives:

1. The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Is recommendation contrary to letter(s) of representation?

Case Officer: Jo Sanderson Date: 30/01/2013

Authorised by: Jo Morin Date: 31/01/13