Development Management – Delegated Officer Report

Application Number: AWDM/1775/17 Recommendation – APPROVE

Site: 87 Cross Road, Southwick

Proposal: Vehicular access on front boundary 2.95m wide with hardsurfacing in tarmac for parking in front garden.

Date of site visit: 11.12.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow on a triangular plot on the northern end of Cross Road, Southwick. The frontage of the property is currently being altered to provide an enlarged hard surface. There is an existing vehicular access leading to the existing garage. Consent is sought to provide an additional vehicular access further to the north. The existing front boundary fence will remain with the gap created for the access. Planters are provided on site to the front and rear of the hardstand to absorb surface run off.

Consultations

WSCC: The Highway Authority has commented as follows: -

The application seeks consent for vehicle crossover (VCO) on to Cross Road, a 'B' classified district distributor road subject to a 30 mph speed restriction in this location.

The property is served by an existing VCO which provides access to a garage and hardstanding fronting this. The additional VCO is proposed at the northern end of the site to enable an in/out access arrangement and additional hardstanding parking space on the frontage.

A license to construct the VCO would need to be obtained from the Adur Area Engineer. It should be noted that a licence at this location is unlikely to be granted; this area is subject to a policy that a licence would not be granted for a second crossover to any property, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted.

The LHA acknowledge the Area Office's guidelines regards second accesses. Nevertheless, from a highway safety point of view the LHA could not substantiate grounds to resist the proposal. The potential loss of an on-street parking space would not cause a highway safety reason for refusal.

INFORMATIVE
The applicant is advised to contact WSCC Highways (01243 642105 or https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations: None

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'
Submission Adur Local Plan as modified in accordance with the inspectors recommendations Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

The main issues for consideration here are residential and visual amenity and highway safety matters.

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access. It is noted that this is an additional vehicular access to be created at this site. This property does have a wide frontage and is at the northern end of the street. On street parking would still remain available to the front of the dwelling and along the street although there are a number of vehicular accesses. It is not considered that the addition here will result in any detrimental impact upon residential amenity.

Visual amenity
The formation of a vehicular access has resulted in the loss of a small section of front fence. The majority of the fencing will remain and the overall appearance of the property frontage is acceptable. Despite the proposed hard stand, planters are being retained and installed and will soften the property frontage visually as well as providing drainage for surface runoff. There are many other examples in the surrounding area of other adjacent dwellings that have off street parking and vehicular accesses.

Highway safety
The Highway Authority has given the advice set out above. The application is therefore considered acceptable in terms of highway safety. This is subject to the conditions as referred to above and attached below. The Highway Authority do

however advise that it is unlikely that a license will be granted for an additional access in this case. Where there is already an access and on street parking pressures a second access could result in a reduction of on street parking available.

The Planning Officer has advised the applicant of these comments and explained that planning consent being granted here is separate to the license that will need to be issued before the access can be created. The proposal is acceptable in terms of planning and highway safety.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Drainage

Informatives:

1. Proactive without amendments

2. The applicant is advised to contact the Community Highways Officer covering the respective area (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? N

Case Officer: Hannah Barker Date: 12th December 2017

Authorised by: Peter Barnett Date: 12/12/2017