Expiry Date - 04/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0824/25 **Recommendation: – APPROVE**

Site: 27 Mulberry Lane Worthing West Sussex BN12 4NR

Proposal: Proposed vehicular access and hardstanding.

Date of Site Visit: 09/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 27 Mulberry Lane, is situated within an established residential area in Worthing, West Sussex. The property comprises a two-storey detached dwelling with a pitched roof.

At the time of visiting the formerly verdant site frontage containing numerous trees and a grassed area on the right-hand side had been cleared and a layer of loose material laid across approximately half of the site frontage. A raised bank remained on the left-hand side.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Permission is sought for a vehicular access to provide off-street parking at the front of the property.

Hardstanding is also proposed and is to be UVR Resin Bound Brown Dune, 1-5mm with a brown block paved edging.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

"This application seeks the construction of a vehicular access and hardstanding. The site is located on Mulberry Lane, an A-classified road subject to a speed restriction of 30 mph.

From inspection of the plans and WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Mulberry Lane. The proposed access works, including relocation of the existing sign and bollard, will be subject to a licence from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

The proposed hardstanding appears suitably sized to accommodate at least two cars. On site turning may not be achievable, so vehicles may have to exit in a reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact in this location, owing to good vehicle visibility either side of the proposed access and good forward visibility for vehicles travelling along Mulberry Lane.

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 National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage."

Neighbour Representations

None.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

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 Amenity

Many of the other properties along this street have converted their front gardens into off-road parking, and as such, it can be considered the norm for the street and not out of character. A raised bank on the left-hand side of the proposed driveway remains in place which could contain future planting.

The formation of a dropped kerb is dealt with under licence by the Local Highway Authority.

Despite the recent loss of trees, the proposed vehicle access will not result in the site appearing out of character along Mulberry Lane, nor will it result in an unacceptable loss of visual amenities in the locality.

Residential Amenity

The proposal will result in the loss of an existing on-street parking space, but many neighbouring properties already have their own access to off-street parking. It is considered there will be no adverse impact for neighbours.

Highway Safety

Due to the location of the proposed driveway, it is considered that there will not be an unacceptable impact on the highway safety. As confirmed by WSCC, visibility appears sufficient at the proposed access. No highway safety concerns were raised by WSCC for the proposals. As such, it is considered that the proposal is policy compliant.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. The use of the hardstanding parking area shall not commence until such time as the vehicular access has been constructed in accordance with the approved site plan. Reason: In the interests of road safety
4. Hardstanding materials

Informative

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.

Highways Informative

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

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

Case Officer:	Tom Westerman	Date: 30/10/2025
Authorised by:	Jo Morin	Date: 04.11.2025