Development Management - Delegated Officer Report

Application Number: AWDM/2116/20 Recommendation – APPROVE

Site: 153 Manor Hall Road, Southwick, BN42 4NQ

Proposal: Vehicle access

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north side of Manor Hall Road and is a hipped roof, two storey, end of terrace dwelling. It has a small front amenity area which is currently laid with plastic grass. A pathway leads down to the front entrance door and a low front boundary wall abuts the pavement.

The street scene comprises predominantly two storey terrace housing, many of who have vehicular accesses and hardsurface front amenity areas.

Proposal:

The proposal seeks permission to provide a vehicular crossover and a hardsurface front amenity area.

Representations: None received

Consultations: WSCC Highways:

The proposal is for the creation of a new vehicular access with hardstanding. The site is located on Manor Hall Road, a C-classified road subject to9 a speed restriction of 30mph.

The applicant proposes a dropped kerb onto Manor Hall Road. The proposed vehicle crossover (VCO) will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. From inspection of the plans and local mapping, visibility at the proposed access appears suitable for the road speeds in this location.

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 (para 109), and that there are no transport grounds to resist the proposal.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the residential use 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

The fact that many front amenity areas within the street scene have already been hardsurfaced and that there are also many vehicular crossovers gained to residential properties, is a clear indication that the character of the area will not be compromised by this additional provision of the same.

There is no real effect on the existing residential amenities of neighbouring properties and therefore the application is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 23.06.2021

Authorised by: Peter Barnett Date: 23 June 2021