Development Management – Delegated Officer Report

Application Number: AWDM/1778/15 **Recommendation – APPROVE**

Site: **233 Old Shoreham Road, Southwick, Brighton**

Proposal: **Vehicular crossover and formation of parking area in front garden.**

Date of site visit: 08.03.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Old Shoreham Road, Southwick. There is existing hard standing to the front of the dwelling, however the kerb has not been dropped. The hard stand is being used for the parking of vehicles. At the time of the site visit two vehicles were parked perpendicular to the road.

The road is dual carriageway and is very busy (A270); there is a pavement adjacent to the highway on both sides of the road. There are many other examples of off street parking within the vicinity of the site. There is no on-street parking due to parking restrictions.

Proposal

The proposal seeks to formalise and create a vehicular access from Old Shoreham Road to the site frontage. Therefore the kerb will be dropped.

Consultations:

WSCC were originally consulted and requested more information relating to the depth of the hardstand as there was a porch and bay window to the property frontage which limited the depth of available space. They needed evidence to show that a single vehicle could park parallel to the highway as there was no depth on site to accommodate a vehicle at right angles to the street (as the case officer's site photos show.)

This information was provided in the form of a photograph from the applicant showing a vehicle parked perpendicular to the highway along with a revised block

plan with measurements of the minimum depth of the driveway taking into consideration the porch and bay.

WSCC Highways

"From the photograph and block plan provided it is clear that one car can parallel park in this space. However a licence should be obtained from WSCC Highways for the dropped kerb so that the resident can legally access this space. The Local Highway Authority would not wish to object to a single off street parallel parking space here subject to the condition and informative below.

Access
No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reason: - In the interests of road safety.

INFORMATIVE
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.

Southern Water: - Southern Water has no objection for the above proposal.

Representations: None received.

Relevant Planning Policies

Saved Adur District Local Plan Policies: - AG1
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The creation of vehicular access requires planning permission as the road is classified. The main issue for consideration here is highway safety as the hardstand has already been created to the property frontage. Visual amenity is not a consideration here. There are many other examples of off street parking within this area as there is no option of on street parking near to the application site.

The Highways Authority had concerns over the depth of the parking provision and required that one vehicle only should be parked at this site frontage. The applicant provided evidence of such and this was agreed by West Sussex county Council. A condition is attached to ensure that one vehicle only is parked at the property.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans

3. The vehicular access hereby permitted shall provide off street parking for one, single vehicle. One vehicle only shall be parked to the property frontage at any time, parked parallel to the highway only.
   Reason: - In the interests of highway safety.

Informatives

1. Proactive, amendments
2. The applicant is advised to contact the Highway Licensing team (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: 14th March 2016

Authorised by: Jo Morin Date: 14.03.2016