# Development Management - Delegated Officer Report

**Application Number: AWDM/1187/22 Recommendation – APPROVE**

**Site: 175 Manor Hall Road, Southwick, BN42 4NH**

**Proposal: Vehicular access**

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

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

No 198 is positioned on the north side of Manor Hall Road, Southwick and is a two storey middle of terrace dwelling with a small rear, single storey extension. The front amenity land to the property is currently laid to grass and has a path to the front door.

The immediate area comprises two storey terraced dwellings, many with existing hardsurfacing to the front amenity area and vehicular accesses.

**Proposal:**

This application seeks planning permission to create a vehicular access to the property.

**Representations:** None received

**Relevant History:** None

**Consultations:**

WSCC Highways:

The road is subject to a 30mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

Proposed access

The proposed access will measure circa 5.8m at the adjoining point with Manor Hall Road. Any access works on the public highway must be implemented under a licence obtained by WSCC Highways to a specification agreed with them.

The applicant has not demonstrated visibility splays for the proposed vehicle crossover (VCO), however looking at local mapping it appears that the access will have sufficient splays for the posted speed limit.

The proposal is not anticipated to result in material intensification of use.

The proposed hardstanding is of a sufficient size to accommodate a vehicle considering the minimum requirements of 2.4 x 4.8m per single parking bay as outlined in Manual for Streets (MfS) guidance.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

The applicant proposes a 4.6m Vehicular Crossover (VCO). The LHA raise no concerns over the proposal.

Conclusion

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 (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, conditions and informative are advised

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

**Planning Assessment**

**Principle:**

The proposal comprises upgrading a residential property 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:**

Most of the properties within the area have an existing vehicular crossover. As the property is a terraced dwelling, the proposal seeks permission to provide an access to the front, within the existing amenity area. Most of the properties within the street

have an existing vehicular access and thereby an additional access will not look out of character with the locality.

It is noted that WSCC Highways do not raise an objection to the proposal, subject to highway conditions and an informative be attached to any planning permission gained.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Access
4. Car parking

**Informatives:-**

1. Approved without amendment
2. VCO licence

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

Case Officer: Eve Hearsey Date: 22.09.2022

Authorised by: Peter Barnett Date: 22 September 2022