Development Management - Delegated Officer Report

Application Number: AWDM/0003/24 Recommendation – APPROVE

Site: 427 Upper Shoreham Road, Shoreham-by-Sea, BN43 5NF

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. 427 Upper Shoreham Road is positioned on the south side of the road, and is a two storey middle of terrace dwelling. Its front amenity area is currently lawned with some shrubs. No front boundary treatment.

The pavement to the front of the property is tarmaced and there is a grass verge abutting the kerbstones and highway.

Many of the properties within Upper Shoreham Road including close neighbours, have existing vehicular crossovers.

Proposal:

Permission is sought to provide:-

- A vehicular crossover to the property measuring 3m in width

Relevant History: None

Representations: None

Consultations:

WSCC Highways:

A new 3m wide dropped kerb is proposed fronting the site on Upper Shoreham Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Upper Shoreham Road.

The proposed access works will be subject to a vehicle crossover (VCO) licence obtained through the local Highway Area Office. The proposed VCO would be constructed to a specification agreed with the local Highway Area Engineer.

The proposed hardstanding appears of suitable size to accommodate one car parking space. On-site turning does not appear achievable, so a car may have to exit the sit in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact owing to good forward visibility in this location. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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 NPPF (para 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, an informative regarding obtaining a Vehicular Crossover Licence should be applied:

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 the creation of a VCO to a residential property located within the built up area and can be supported in 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 & Residential Amenity:

The majority of properties within Upper Shoreham Road have VCO's, therefore they are part of the character of the street scene. Therefore, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have raised no highway objection to the proposal subject to an informative regarding obtaining a vehicular crossover licence is attached to any approval.

With regard to planning, the proposal would require the removal of the lawned front amenity area, and its replacement with hardstanding. Whilst regrettable it would not be refusable, and would not be out of character with the street scene, given that many of the properties within the area, are using their front amenity area for the use of the parking, it would be difficult to resist this application. A small strip of planting is shown to be retained.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 14.02.2024

Authorised by: Peter Barnett Date: 14 February 2024