Development Control – Delegated Officer Report

Application Number: AWDM/0034/20 Recommendation – APPROVE

Site: 35 Buckingham Road, Shoreham-by-Sea, BN43 5UA

Proposal: Proposed vehicular access and hardsurfacing of front garden

Date of site visit: 24.01.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the west side of Buckingham Road in Shoreham, and backs onto the rear edge of the designated Shoreham Conservation Area. The property is an attractive Victorian building with a basement and has ornate verges, and has now been divided into flats. There is a flint side boundary and front boundary wall (the front has partially collapsed in the centre).

The front amenity area is largely unkempt and there is a Cordyline Australis tree (aka cabbage tree)

Many of the neighbouring properties have hardsurfaced front garden areas with little or no landscape, particularly to the south of the application site.

Planning History: None

Consultations: WSCC Highways

"The LHA has been re-consulted on this proposal following submission of a revised plan.

The proposed access width, as annotated on the revised plan is 6.4m. The proposed works must be implemented under a licence obtained by WSCC Highways to a specification agreed with them. A suitably worded informative is included below.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The LHA note that the applicant has demonstrated pedestrian visibility splays for the proposed access. However, these splays cannot be maintained in

perpetuity because they are not within the applicant's land. The Local Highway Authority (LHA) would not anticipate that the lack of pedestrian visibility splays in this location would result in a highway safety concern. Manual for Streets (MfS) paragraph 10.6.1 states that 'Vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted'.

The proposed parking area appears of sufficient size to accommodate up to 3 vehicles (minimum requirements of 2.4 x 4.8m).

A turn on site would be preferred however; there is insufficient space on site to accommodate this and this appears to be the existing practice in the immediate vicinity of the site which has been operating for some time without evidence of safety concern.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

I am mindful of the use of pre-commencement conditions; as such the suggested wording below is anticipated to be acceptable.

Conditions
Access
The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawings titled revised block plan.
Reason: In the interests of road safety.

Informative
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. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed development to provide a vehicular crossover.

The key concerns are the effects on the visual amenities of the locality together with highway safety

Visual Amenity

Currently the site has an overgrown garden with a single Cordyline Australis tree within its centre. The tree is not considered worthy of a TPO. Also the front flint wall has been damaged with a section partially knocked down. This wall will be removed in order for the cars to access the site. The neighbouring properties to the south have no front boundary walls on their properties, and therefore the loss of the front boundary wall at the application site whilst regrettable, will be in accordance with the neighbouring properties and the visual amenities of the area.

The vehicular access is also a common feature within the street scene, and thereby will be acceptable within this location.

Residential Amenity

It is not considered that the existing residential amenities of neighbouring and nearby residential properties will not be compromised by the provision of a new vehicular access.

With regard to the hardsurfaced front garden area and the loss of the wall, it is considered that these features will be in accordance with the existing front hardsurfaced areas in the area, and thereby will not materially affect the existing residential amenities of neighbouring residential properties.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Access use
4. Permeable paving

Informative

1. Approved following amendment
2. Vehicle crossover licence

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

Case Officer: Eve Hearsey Date: 15.06.2020

Authorised by: Peter Barnett Date: 16 June 2020