Development Management - Delegated Officer Report

Application Number: AWDM/1828/20 Recommendation – APPROVE

Site: 193 Manor Hall Road, Southwick, BN42 4NQ

Proposal: Vehicle access and hardstanding

Date of site visit: Assessment has 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 property is a middle of terrace, two storey dwelling, located on the north side of Manor Hall Road. This side of the road comprises predominantly terraced dwellings with small front gardens. Within this section of Manor Hall Road most properties have already hardsurfaced their front gardens and have vehicular accesses to their properties. Indeed all its neighbours in this terrace of 4 have undertaken these works, with the application site being the only one in this group who has not, as yet, done so.

Proposal:

The application seeks permission to gain a vehicular access to their property in order to gain car parking onto their land.

The dropped kerb is shown as being some 5.6m in width

Representations: Representation from 195 Manor Hall Road

- I live next door and my lounge bay window is angled west facing towards 193's front garden. Can I please insist on sufficient fencing or such like to ensure I'm not overlooked by his transit van which he parks.

Consultations: WSCC Highways:

"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:

SW/15/88/TP/EU Application for Certificate of Established Use as 2 self-contained flats. **Certificate Issued 13.07.1988**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises vehicular access to the dwelling which is 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

Both the vehicular crossover and the hardsurfacing of the front garden area will be in keeping with the character of the area. WSCC have raised no objections to the crossover subject to the pre-commencement conditions.

Other than the area covered within the visibility splays, there is no control over the height of the side boundaries, therefore the neighbours' requirements regarding the boundary treatments cannot be covered by this application.

It is not considered that the vehicular crossover will materially affect the existing visual or residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Highways Access

Informatives:-

1. Approved without amendment
2. Highways informative

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

Case Officer: Eve Hearsey Date: 15.03.2021

Authorised by: Gary Peck Date: 15 March 2021