Development Management - Delegated Officer Report

Application Number: AWDM/1527/20 Recommendation – APPROVE

Site: 206 Brighton Road, Lancing

Proposal: Vehicular Access

Date of site visit: none photos and Google Maps used.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a dwelling house on the south side of Brighton Road Lancing. There is as existing a hardstand to the property frontage and permission is sought for a dropped kerb to create a vehicular access.

Consultations

West Sussex County Council: The **Highways Authority:-**
This proposal is for construction of vehicle crossover (VCO) to serve the existing property. The site is located on Brighton Road which is an A-classified road subject to 30mph speed limit. The applicant has not demonstrated visibility splays for the proposed accessed, however WSCC local mapping indicates that they are sufficient for the posted speed limit in this location. Mapping also indicates that the driveway is already constructed and has been used for parking for some time. The proposed access, as demonstrated on the proposed plan is approximately 3 wide. The proposed access works must be constructed under a licence obtained by WSCC Highways to a specification agreed with them. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals one recorded injury accidents near the site. However, from an inspection of accident data it is clear that this was not due to any defect with the road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in a material intensification of use onto Brighton Road. The existing driveway has the minimum requirements of 2.4 x 4.8m to accommodate one vehicle. The LHA note that the applicant has demonstrated pedestrian visibility splays for the proposed access. The neighbouring property as demonstrated on the location plan is within the applicant's ownership boundary, therefore it is advised that details of pedestrian visibility are secured via planning condition.
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 National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve this application, the following conditions and informative are advised.

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 Detail plan numbered WSX 193763/VC/09/2020/Bv2.
Reason: In the interests of road safety.
Pedestrian Visibility
The use of the access shall not commence until such time as pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Brighton Road in accordance with the approved Detail plan numbered WSX193763/VC/09/2020/Bv2. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
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-f
or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

There is already block paving to the property frontage, a dropped kerb is proposed to allow vehicular access from the highway to the parking area. This will not have any adverse impact in terms of visual or residential amenity. There are other examples of off street parking adjacent and around the site. The character of the locality is varied.

Highway Safety

The Highway Authority has no objection to the proposed vehicular access. Subject to conditions relating to pedestrian visibility splays and that the access is constructed in accordance with the submitted plans. There are no concerns in terms of highway safety or any potential loss of off street parking in this case. The vehicular access to serve the parking space is supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. 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 Detail plan numbered WSX193763/VC/09/2020/Bv2
4. The use of the access shall not commence until such time as pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Brighton Road in accordance with the approved Detail plan numbered WSX193763/VC/09/2020/Bv2. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Vehicular Crossover licence.

Case Officer: Hannah Barker Date: 19th October 2020

Authorised by: Peter Barnett Date: 19 October 2020