Development Management - Delegated Officer Report

Application Number: **AWDM/1579/15** **Recommendation –** Approve

Site: 89 Mile Oak Road Southwick

Proposal: Vehicular crossover to facilitate parking on new hardstanding in front garden

Date of site visit: 9 February 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a mid-terrace house located on the south east side of Mile Oak Road. This is a predominantly residential area. The road has a 30mph speed limit and there is on street parking in front of the site punctuated by vehicle crossovers to private driveways.

Permission is sought for new vehicular access onto Mile Oak Road to serve the existing hardstanding that spans across the width of the site frontage. There is no front wall allowing for a 3 metre wide access from to the highway. The application details indicate that drainage is to a soakaway.

Relevant site history
None relevant

Consultations

WSCC: The Highway Authority has commented as follows:
This application seeks the installation of a vehicular crossover to facilitate parking on new hard standing within the front garden of 89 Mile Oak Road. Mile Oak Road is 'C' classified and subject to a 30 mph speed restriction. The road is served with footways and is residential in nature with many neighbouring dwellings benefiting from off street car parking arrangements.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Mile Oak Road. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the proposed point of access.

The proposed site plan indicates a hard standing area circa 3.6 metres deep x 3.2 metres wide indicating a bay parking layout. Off street car parking spaces of this type should measure a minimum of 2.4 wide x 4.8 metres deep to allow a vehicle to be fully removed from the highway.

While the proposed plan would not be considered acceptable neighbouring dwellings have demonstrated how a vehicle can park in parallel within a

frontage equally sized to that of 89 Mile Oak Road. Subject to the entire frontage of the site being laid to hard standing, to ensure a vehicle can be fully removed from the highway in parallel, no anticipated highway safety or capacity concerns would be raised to this proposal. I would be minded to suggest this modification could be secured via condition.

The access works must be implemented under licence to a specification obtained from WSCC Highways.

If the LPA are minded to grant planning consent a condition securing the access and modifications to the hard standing area as described above would be advised in addition to the following informative note.

Minor Highway Works
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Southern Water has advised that no development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. They advise that no new soakaways should be located within 5 metres of a public sewer. They request that should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire So21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Representations
None received

Relevant Planning Policies
Adur District Local Plan (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access.

Visual amenity
Given that there are a number of other similar examples of hardstandings and crossovers in the vicinity, no significant harm would be caused to the character of the site or surroundings as a result of the proposed crossover.

Highway safety

The existing hardstanding has been constructed across the width of the site in accordance with the recommendations of the Highway Authority and amended plans have been received to show this layout as existing. The Highway Authority has raised no objection subject to this amendment and highway safety is therefore considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Unnumbered site location plan deposited 4 January 2016
   Annotated photograph deposited 4 January 2016
   Unnumbered annotated block plan deposited 11 February 2016
3. Vehicular access to be provided in accordance with highways specifications

Informatives:

- Highway licence required
- Southern Water
- 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.

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

Case Officer: Rebekah Smith Date: 25 February 2016

Authorised by: Peter Barnett Date: 29 February 2016