Development Management - Delegated Officer Report

Application Number: AWDM/0238/25 Recommendation – APPROVE

Site: 48 Mile Oak Road, Southwick, BN42 4QH

Proposal: Vehicle 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:

The application property is a two storey, 1930's semi-detached dwelling, on rising land located on the north side of Mile Oak Road (MOR). Because of the rising land, there are steps leading up to the front door, and the sloping shared drive leads to a rear garage. There is a park close by to the west of the site.

The street in the area around the application site comprises predominantly 2 storey semi-detached and terraced dwellings, although there are a few bungalows interspersed.

To the front of the properties there are grass verges between the pavement and the highway. Many of the properties have small bollards on the grass verges to prevent cars parking on the verge. Also, there are some new trees planted within the verges, no.'46 and 50 have young trees planted in the verge to their front

Many of the properties in the area have existing vehicular crossovers.

Proposal:

Permission is sought to:-

- Extend an existing vehicular crossover to the front of the property from 4.5m to 6.75m

Relevant History: None

Representations: None received

Consultations:

<u>WSCC Highways</u>:

From inspection of the plans and WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Mile Oak Road. The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

The proposed hardstanding appears of suitable size to accommodate two off-street car parking spaces. On-site turning does not appear achievable, so cars may have to exit the site 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 issues.

In summary, the LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore it is not contrary to the NPPF (para 116), and that there are no transport grounds to resist the proposal.

If approved use VCO informative

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 2024

Planning Assessment

Principle:

The proposal comprises for the provision 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:

It is noted that there are many VCO’s within the locality thereby the character of the locality is inclusive of these. The widening of the existing crossover is thereby not considered to result in the loss of visual character for the area, and the new tree will not be compromised by the extension to the existing crossover, which is shown to extend towards no. 48 from its current position.

Further the existing residential amenities of neighbouring properties will not be affected by the proposal.

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: 06.05.2025

Authorised by: Peter Barnett Date: 6 May 2025