Development Management - Delegated Officer Report

Application Number: AWDM/1654/18 Recommendation – APPROVE

Site: 29 Cokeham Road, Sompting, Lancing

Proposal: Extension of existing vehicular access

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. There is an existing narrow dropped kerb with off street parking to the side of the bungalow in front of the garage to the side of the property. Consent is sought to open up the frontage of the property, removing the front low level wall and increasing the dropped kerb to 6.4 metres in total. The plans show permeable gravel to the property frontage with a lawn/planted area retained to the eastern side of the frontage.

Consultations

West Sussex County Council: Highways Authority

Cokeham Road is 'C' classified public highway subject to a 30mph speed restriction in this location. The existing dropped kerb is approximately 2.2m wide. Extension of this will result in 6.4m dropped kerb across the frontage of the property and allow for further off-street parking. The majority of properties in the vicinity appear to have off-street parking and a highway safety concern would not be raised to the extension of the vehicular crossover.

The applicant would be required to obtain a licence from the Area Office for the works on the public highway.

INFORMATIVE

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 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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 and highway safety.

Assessment

There is an existing vehicular access and hardstand to the front of the property. In terms of visual amenity the main change will be the removal of the wall to the property frontage and the opening up with hard stand to the front of the bungalow. Some planting/lawn will remain yet there will be a dominance of parking area, similar to the situation at No.31 and elsewhere in the street. The proposals will give rise to improved off street parking and access arrangements. There are other examples of open frontages within the street as well as many still with walls to the frontages. There will be no significant, visual harm. Visibility splays are shown on the proposed plans.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Permeable surface

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. 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.

Case Officer: Hannah Barker Date: 5th December 2018

Authorised by: Peter Barnett Date: 5 December 2018