Expiry Date - 01/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1004/24 Recommendation – APPROVE

Site: 1 Colebrook Court Colebrook Close Worthing West Sussex

Proposal: Vehicle access to hardstanding for a new parking bay

Date of site visit: 30/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No.1 Colebrook Court is located on the end of a terrace of bungalows. Colebrook Court comprises a number of small terraces of bungalows and the court has a small access off the close. The bungalows are located behind the two storey properties on Colebrook Close.

There are a lot of properties along the road which have undergone the same sort of works. There is plenty of on road parking on neighbouring streets.

Proposal:
Permission is sought to provide off street parking to the front of the site with a permeable surfacing.

Relevant History: None

Consultations:
WSCC Highways:

This proposal is for vehicle access to hardstanding for a new parking bay. The site is located on Colebrook Court, a private road, consequently these comments are for your advice only. Colebrook Court adjoins the public highway at Colebrook Close an unclassified road subject to a speed restriction of 30 mph.

The applicant proposes a new vehicular access on to Colebrook Court. Any works to the privately maintained road would be subject to approval from the road's proprietor.

The LHA does not anticipate that the proposals would give rise to a material intensification of the existing access point onto the public highway at Colebrook Close.

From inspection of the plans, the proposed parking bay is suitably sized. 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.
In summary, 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 115), and that there are no transport grounds to resist the proposal.

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Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle:

The proposal comprises the creation of a vehicular cross over on a residential property located within the built up area which can be supported in principle. The relevant issues are the visual effects on the character and appearance of the surrounding area and residential amenity and highway safety.

Visual & Residential Amenity:

There are examples of properties with paving in the garden within the vicinity. This application proposes a parking space which will sit vertical to the front boundary.

Visually, the parking space will offer a good design and good use of materials, and the parking area will not result in any material loss of either residential or visual amenities to the locality. A condition ensuring the materials are permeable will be attached to reduce surface water flooding.

Highway Safety:

Due to the location of the proposed driveway, it is not considered that there will be an unacceptable impact on the highway safety. As highlighted by WSCC there are sufficient mitigations that would mean the proposal would not result in a severe impact to the highway network. As such it is considered that the proposal is policy compliant.

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Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to be permeable

Informative:

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 30/09/2024

Authorised by: Louise Prew Date: 30/09/2024