Development Control – Delegated Officer Report

Application Number: AWDM/1367/15 Recommendation – APPROVE

Site: 127 Manor Hall Road, Southwick

Proposal: Widening of Vehicular Access

Date of site visit: 23-09-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application is to widen an existing vehicular access onto Manor Hall Road and to remove a further section of the front boundary wall, in order to accommodate an additional car within the former garden area.

Consultations:

WSCC Highways:

No objection to the widening of the existing access as long as it does not exceed the Area Office's threshold of 6.4 metres to allow two cars to be parked.

Representations: None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the widening of an existing vehicular access and removal of front boundary wall.

Visual amenity

The proposal will increase the width of the existing vehicular crossover off Manor Hall Road, in order to accommodate 2no. cars on the dwelling frontage.

The action of widening the vehicular access, identifies a further section of front boundary wall to be removed from the former front garden area.

The existing Magnolia tree on the boundary to no. 125 is shown to remain, but will be greatly trimmed back. The retention of this tree will help soften the hard landscaped frontage, however, the hardsurfaced frontage is already in situ, thereby the inclusion of a further car parking on the existing hardsurfaced area will not result in a demonstrable loss of visual amenity to the street scene.

Residential amenity

The residential amenities of the neighbouring properties will unlikely be seriously affected by the fact that 2 no. cars would be accommodated on the front area as opposed to the 1 no. that currently parks there. The removal of the front wall does not in itself require planning permission. The widening of the vehicular crossover to 6.4m on the site frontage, would, be acceptable, particularly as a small section of the grass verge will be retained.

Amendment

A discussion with County Highways has revealed that the Highways Area Office would not grant a licence for residential vehicular access over 6.4m, and suggested a compromise of 5m. The applicant was advised of these distances and has amended his plan down from 8.5m as initially proposed to the maximum allowable distance of 6.4m

Recommendation

APPROVE

Subject to Conditions:-

1. **Standard time limit**
2. **Approved plans**
3. **No use of widened access until highway works completed**

Informative – Pro-active Amendment

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

Case Officer: EEH Date: 29-10-2015

Authorised by: Jo Morin Date: 30.10.2015