Development Control – Delegated Officer Report

Application Number: AWDM/0617/17 Recommendation – APPROVE

Site: 64 Stoney Lane, Shoreham-by-Sea, BN43 6LD

Proposal: Proposed vehicular access.

Date of site visit: 05.05.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is a two storey middle of terrace dwelling with a long front open plan garden to Stoney Lane. There is also a narrow grass verge between the pavement and the road. The opposite side of the road is a school. There is a lamp post between the application site and its neighbour no.66, and there is also a School sign on the grass verge where or close to the proposed vehicular access.

Other near neighbours have already dropped the kerbs to the front of their property and have created hardstanding surfaces.

Proposal

Permission is sought for a vehicle access to the front of no. 64 Stoney Lane, measuring 3 metres in width

Consultations:

WSCC: Highways

"Comments
The applicant is seeking to install a vehicular crossover and associated hardstanding at 64 Stoney Lane Shoreham.
Stoney Lane is a residential C class road subject to 30mph speed restrictions. At the point of proposed access to the dwelling on street parking is currently a practise. Due to the presence of wide footways and a predominantly straight road layout, visibility is achievable from the proposed access and adequate forward visibility and slow speeds along Stoney Lane help a manoeuvring vehicle to be seen.

Other dwellings in the vicinity of no. 64 also have dropped kerb accesses and appear to be functioning with no existing highways safety concern.
The Local Highway Authority notes the presence of a school sign located in the verge fronting the dwelling, this is required to be relocated at the expense of the applicant should planning consent be granted for this proposal. The

applicant is advised to also contact the associated school to ensure this is acceptable.

The hardstanding area appears suitable to adequately serve two vehicles with minimum space of 2.4m x 4.8m being required for a single vehicle.
Materials to be used have not been specified, however the LPA request that the surface is built from a bound material to prevent any overspill of material into the highway.
The applicant is advised to contact the area officer in order to ascertain whether a license would be obtained to carry out the works on the highway in this location.

Conclusion
Based on the plans and documentation submitted, there are not considered to be any severe Highways Safety concerns with the proposed. Should planning consent be obtained, the following conditions are advised to be sealed alongside it.

Conditions
Access (details approved, access provided prior to use)
The hardstanding area shall not be used until such time as the vehicular access has been constructed in accordance with the approved site plan.
Reason: In the interests of road safety

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

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

For further information

"The applicant will require a VCO agreement with our Area Office whom will issue a license for the works to be carried out. Within this VCO agreement the school sign will be factored in and the removal method will be agreed. Notification to the schools will also happen as part of the agreement if the Highways Engineer believes this to be required.

Whomever the applicant appoints to install the VCO will be required to remove the sign and relocate it- although the details of how and where it is to be relocated will also be contained within the VCO Agreement.
The sign will require moving only at the time of installation of the VCO.

Details of the process, how to choose a contractor and other useful information can be found at this link.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

The direct number for contacting the Highways Licensing team is01243 642105"

"As an alternative condition for the access the following could be included instead, for clarity.

Access
No part of the development shall be first brought into use until such time as vehicular access, in the form of a vehicular crossover with associated dropped kerbs, has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.

The school sign is located outside of the applicants red-line boundary and is highway infrastructure - we could in theory relocate that without consent, as it is part of our responsibilities as highway authority. The position of signage and demarcation of the carriageway is something that is picked up through the highway agreements process as opposed to planning. We wouldn't need a new location agreed at planning stage, as this could be impacted by utilities buried under the verge (i.e. the nearby lamp post is likely to have an electrical connection point somewhere nearby).

We would not include contact details for the Drayton Depot as part of a condition (this particular application would fall to the Clapham Depot since it is in Adur and Worthing), and we no longer include it in informative now that the processes have changed. It is an online application as opposed to the older system of directly contacting the licensing team. The informative included within my response is sufficient at this stage of planning consent, you are able to include the below link however if you wish to direct the applicant further.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/"

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed dropped kerb which would provide a means of removing a car off the street. The key concerns are highway safety considerations.

Visual Amenity

The provision of a dropped kerb would result in the means for removing a car from the road. Provided County Highway are satisfied with the highway safety issues there would be no reason to refuse the application.

The school sign could be relocated and an informative on any permission will be applied.

The applicants have confirmed that they propose to use brick pavers for the creation of the hard surfaced area.

As the site is within a buffer zone of neighbouring land contamination, an informative will be provided on any permission.

Residential Amenity

The dropped kerb should not impact onto the neighbouring properties.

With regard to the hardsurfacing issue, others have already created hardsurfacing on their land and the provision of the hard surfacing should not have any detrimental impact onto the neighbouring residential properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Details of access
4. Materials

Informative

1. Approved without amendment
2. Highways Officer for licence
3. Hardstanding to be porous
4. Contaminated land

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

Case Officer: Eve Hearsey Date: 15.06.2017

Authorised by: Jo Morin Date: 15.06.2017