Development Management – Delegated Officer Report

Application Number: AWDM/1127/15 Recommendation – APPROVE

Site: 37 Mile Oak Road Southwick Brighton

Proposal: Vehicular Crossover

Date of site visit: 13/10/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a two storey semi detached dwelling house within a street of similar properties. As existing there is off street parking provision to the front of the property in the form of concrete slabs, there is however no dropped kerb. There is a hedge along the side boundary.

Off street parking provision is for one car although as existing there is no dropped kerb. Permission is sought to formalise this access and drop the kerb.

Consultations

WSCC: The Highway Authority has commented as follows:

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for a new vehicular crossover with access onto Mile Oak Road. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Mile Oak Road.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the proposal site relating to the manoeuvring into and out of accesses, indicating a low risk of highway safety issues with this proposal.

There are a number of dwellings with off-street parking on this stretch of Mile Oak Road. The hardstanding already exists, and has been laid down for many years, though there is no evidence available to suggest that vehicles have been mounting the kerb to make use of that hardstanding. It is also evident that the size of the hardstanding would not be large enough to meet West Sussex's minimum parking space size standards, however due to the fact that other neighbouring properties are be in a similar position, that requirement can be relaxed for this particular site.

It is also evident that there is a degree of on-street parking stress, indicated by the amount of damage to the verge on the opposite side of the road. Taking a car off-street would alleviate the through put of vehicles along Mile Oak Road.

WSCC does not wish to object to this proposal, and asks that the applicants make note of the informative below.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access. Many other adjacent dwellings have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The property frontage has already been hard surfaced. A hedge has been retained along the side boundary. There are many examples within close proximity of the site of other vehicular accesses. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety
The application is therefore considered acceptable in terms of highway safety. West Sussex note in their comments that the size of the hardstand would not be large enough meet West Sussex's minimum parking space size standards however despite this the County consider this to not warrant an objection. This is in the light of the many other similar parking spaces to the front of dwellings within this street. It is considered that the requirement can be relaxed for this particular site. Although this is the case here, it must be emphasised that this relaxation of the standards should not set a precedent for sub standard off street parking elsewhere this is a special circumstance as noted in the written consultation from County.

County also advise that the increase in off street parking will improve the on street parking levels and this is beneficial in this case and contributes to the lack of objection in this case.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Location Plan received 28th Sept 2015
   Block Plan received 28th Sept 2015

Informatives:

- Highway licence required
- 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.

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

Case Officer: Hannah Barker Date: 26th October 2015

Authorised by: Jo Morin Date: 26.10.2015