Expiry Date - 15-02-2016

Development Control – Delegated Officer Report

Application Number: **AWDM/1842/15**

Recommendation – APPROVE

Site: **277 Brighton Road Lancing West Sussex**

Proposal: **Vehicular Access**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is to extend an existing vehicular access currently serving a semi-detached bungalow dwellinghouse along Brighton Road, the A259.

The surrounding area is residential in character.

Relevant Planning History
None

Consultations

Lancing Parish Council: *No objections*

West Sussex County Council Highways: *No overriding concerns would be raised to the existing levels of visibility at this point of access. Opening up the frontage of the site as proposed may encourage drives to park perpendicular to the carriageway within the frontage of the site and reverse onto Brighton Road. While this is not desirable I note other dwelling in this location operate without the ability to turn on site. I have checked the most recently available verified accident records, which reveals there have been no personal injury accidents involving vehicles accessing off street car parking provision in the vicinity of the existing point of access.*

Works on the highway to install or extend a dropped crossing require a licence agreement. The crossover must be constructed to a specification obtained from WSCC Highways. WSCC Highways do not typically permit licence agreements for crossovers serving single dwellings greater than 6.4 metres in width. This is to preserve available on street car parking provisions. This proposal will result in 277 Brighton Road being served with a crossover extending across its entire frontage, circa 9.5 metres. This will result in the loss on an on street car parking bay on Brighton Road. It should be noted this bay is not secured via a Traffic Regulation Order.

The works will require the relocation of a telegraph pole and street lighting column. These works must be completed at the expense of the applicant. The plans provided indicate that the crossover will cross an existing BT manhole. These communication facilities within the public highway may need to be excavated and dropped to implement the crossover. Again these works must be completed at the expense of the applicant. The LPA would be advised to consult with the operator of the communication equipment.

2nd Consultation

Been in contact with Area Highways Engineer and confirm proposal does conflict with local policy not to permit vehicle crossover licence for vehicle crossovers greater than 6.4 metres in width. While from a highway safety and capacity perspective there would be no highways grounds to resist this proposal the applicant would be advised any subsequent licence application to implement works would likely be unsuccessful. If LPA are mined to grant planning consent following conditions and informative notes advised: Conditions: Access Informative: Minor Highway Works/ Street Furniture

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework 14

Worthing Core Strategy 2006-2026 (WBC 2011): 16, 19
Worthing Local Plan (WBC 2003) (saved policies): H18, TR9

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Wide vehicular accesses are an established feature in the street. The wall to be lost makes little visual benefit to the street scene.

Residential amenity

Noise and disturbance resultant from the use of the access would not be intolerable given the backdrop of the existing trafficked 'A' road.

Parking and Accessibility

The proposal would allow for off-street parking but remove an on-street space so would have a neutral impact on the parking situation along the road.

Brighton Road is 'A' classified and subject to a 30 mph speed limit at this point. The layout of the drive means vehicles using it would reverse onto Brighton Road, but is this evident elsewhere in the street. The highway authority has raised no objection to this situation.

County Highways have confirmed even if planning permission was granted, the highway licence would not be. However, as this is dealt with under separate legislation this fact does not prohibit the granting of planning permission if there is no justification not to.

The highway authority has not raised objection to the scheme on highway grounds, so there is no justification to withhold permission.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Access

Informatives:

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 to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.*

3) *The applicant is advised that implementation of the works will require the relocation of items within the publically maintained highway, namely a street lighting column, telegraph pole and potentially lowering of a BT manhole. The applicant would be responsible for arranging for these works to be undertaken and should contact WSCC Highways and the operator/owner of the items to arrange for the required works to take place. The works must be completed at the expense of the applicant.*

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 10-02-2016

Authorised and signed by: Peter Barnett Date: 11 February 2016