Expiry Date - 27/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0270/10 **Recommendation – Permit Application**

Site: **4 Brighton Road Shoreham-by-Sea West Sussex BN43 6RG**

Proposal: **Vehicular access**

The Application

The site is located on the north side of Brighton Road facing onto Kingston Beach. A semi detached dwelling with existing hard standing to the front for 2 vehicles. Permission is sought for a dropped kerb and vehicular access from Brighton Road. There are other properties along this side of Brighton Road which also have off street parking. Although there is also on street parking to the front of properties.

Consultations and Representations

Third Parties: - No third party representations have been received.

West Sussex County Council: - According to our records it would appear that a vehicular access has been in place at this location for some time. I am not aware of any adverse comments made by the highway authority or of any highway related concerns with this site. There is a large amount of on street car parking in the vicinity of 4 Brighton Road. Although it would be desirable to have a turn on site, I do appreciate that there are a number of other properties that have a similar arrangement without any apparent highway safety issues. It appears that this proposal is for two vehicles to park on private land fronting 4 Brighton Road it would appear that the access is sufficient in width to accommodate two vehicles off of the road. There would be no concerns with this proposal based on the submitted information.

Relevant Planning Policies and Guidance

PPG13 'Transport' (DTLR 2001)
PPS3 'Housing' (DCLG 2006)
Manual For Streets (DCLG 2007)

Planning Assessment

Policies

Manual for Streets is expected to be used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It is directed

to all those with a part to play in the planning, design, approval or adoption of new residential streets and modifications to existing residential streets.

The level of parking provision and its location has a key influence on the form and quality of a development and the choices people make in how they travel. The way cars are parked is a key factor for many issues such as visual quality street activity, interaction between residents and safety. Parking can be provided on or off the street , off street parking includes parking within a curtilage (on plot) or in off street parking areas, (off plot.) Reduced on street parking can remove road safety problems and allow pedestrians to cross with adequate visibility.

PPG13 states that LPAs should give priority to people over ease of traffic movement and provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses.

The Government places great emphasis on people being able to travel safely whatever their chosen mode. The planning system has a substantial influence on the safety of pedestrians, cyclists and occupants of vehicles through the design and layout of footpaths, cycleways and roads.

Access and Parking

As stated above there are other vehicular accesses along this row of properties. The hardstanding is existing and does not have any adverse impact on the visual amenity of the locality. It is considered that the vehicular access would help ease congestion and reduce on street parking on this part of Brighton Road. West Sussex County Council have raised no objection to the application.

Recommendation

APPROVE for reason that :- 3PP amended

1. C1Ci
2. C9Ai
3. The access hereby permitted shall be constructed in accordance with the following approved plans: -

   Block Plan – scale 1:200 – date stamped received 2nd August 2010.
   Location Plan – scale 1:1250 – date stamped received 2nd August 2010.
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 2/9/10

PB 2/9