Expiry Date - 10/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0433/24 **Recommendation –**

Site: **139 Dominion Road Worthing West Sussex BN14 8LD**

Proposal: **Proposed vehicular access**

Date of site visit: 10/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
No. 139 Dominion Road is an end of terrace property which is located on the southern side of the road. The road comprises a large number of property types but is categorised by two storey properties. The front of the property has a telegraph pole to the front of the site and an electrical box on the other side of the property's curtilage.

There are a lot of properties along the road which have undergone the same sort of works. There is plenty of on road parking on neighbouring streets.

Proposal:
Permission is sought to provide off street parking to the front of the site with a permeable surfacing. The application also relates to a vehicular crossover of the public footpath.

Relevant History: None

Consultations:
WSCC Highways:

This proposal is for the creation of vehicular access. The site is located on Dominion Road, a B-classified road subject to a speed restriction of 30 mph in this location.

The applicant proposes a new vehicular access point on Dominion Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access fronting the site. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The proposed vehicle crossover will serve two off-street parking spaces. On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear – however, this is not anticipated to give rise to an adverse highway safety impact in this location.

I do note that there is a telegraph pole located within the maintained highway boundary fronting the site, and it appears quite close to the proposed access point. The telegraph pole would need to be situated at least 1m from the top of the ramped kerb of the proposed crossover. If the telegraph pole is within 1m, it must be relocated at the expense of the applicant or written confirmation in advance of the application from the utility owner must be provided to confirm that they have no issue with the distance you are proposing. It is the responsibility of the applicant to liaise with the necessary parties to organise the relocation. Alternatively, the proposed access can be designed to ensure it is located at least 1m away from the telegraph pole.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page: https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105. https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-cr ossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle:

The proposal comprises the creation of a Vehicular Cross Over on a residential property located within the built up area and can be supported in

principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are examples of properties with vehicle crossovers and paving in the garden within the vicinity.

This application proposes a parking space which will sit vertical to the front boundary. The WSCC Highways raises no objection to the proposal.

Visually, the parking space will offer a good design and good use of materials, and the parking area will not result in any material loss of either residential or visual amenities to the locality.

In order to avoid the telegraph pole there is proposed to be 1m before the dropped curb, the other side has the electrical box which requires a separation also. The proposal provides a separation from both which is considered to be acceptable.

Highway Safety:

Due to the location of the proposed driveway, it is not considered that there will be an unacceptable impact on the highway safety. As highlighted by WSCC there are sufficient mitigations that would mean the proposal would not result in a severe impact to the highway network. As such it is considered that the proposal is policy compliant.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Curb to be 1m from telegraph pole and box

Informative:

1. Approved without amendment
2. Vehicle Crossover - Minor Highway Works

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

Case Officer: Finlay Gardner Date: 12/06/2024

Authorised by: Louise Prew Date: 13/06/2024