DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0069/FULL 184 South Farm Road Worthing

DATE OF SITE VISIT: 8 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site comprises a semi-detached two (2) storey house fronting onto South Farm Road. The house is finished in render, features a front bay and hipped roof with an approximately 9.5 metre wide front garden which is largely laid to grass. The site is immediately surrounded by similarly styled houses but is characterised by a wide variety of housing types in the general area along with an assortment of small shops and commercial premises.

PROPOSAL:

The application proposes the formation of a crossover and hardstanding to the front of the property. The vehicle access would be taken from South Farm Road, a Class C classified road, leading to two (2) parking spaces on the site frontage.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Worthing Local Plan policies H16, H18 and TR9
Submission Core Strategy policies 15 and 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

West Sussex County Council Highways raise no objections subject to the new access not exceeding 4.8 metres in width. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence and requirement for the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

PLANNING ASSESSMENT:

The proposal comprises the formation of a vehicle access and crossover with South Farm Road together with hard surfaced area to the existing front garden.

The County highway engineer is satisfied that the development would not be prejudicial to highway safety subject to the imposition of conditions regarding the width of the access and driveway surface material not spilling onto the highway. Two (2) car parks would be provided clear of the highway resulting in a modest benefit to traffic flow through the removal of on-street parking.

Limited detail has been supplied regarding the location of the access, of surface materials, front boundary treatment or the method of dealing with surface water have been supplied. Such details are required by way of condition on the planning permission.

The access and hardstanding are not considered to result in detriment to neighbours amenity through its appearance or activity or disturbance. Subject to controls on the type of surface materials, the access is not considered to result in any harm to the character or appearance of the area.

In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Construct as on plans
- Porous hardstanding
- No discharge onto highway
- Access width
- Visibility splay
- Boundary treatment on frontage with South Farm Road

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or result in harm to highway safety. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan and the Core Strategy.

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

H16, H18 and TR9

Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign [redacted] Date 29/7/11

Authorising Officer s[redacted] Date 1/8/11

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BOROUGH OF WORTHING

DEPOSITED 9.2.11

TP. NCF. No.

WB/ 11/00691/FUL