Development Management - Delegated Officer Report

Application Number: **Recommendation –** Approve
AWDM/0407/15
Site: 9 Manor Hall Road Southwick Brighton

Proposal: Widening of vehicular crossover

Date of site visit: 14.04.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow within a street of similar within Manor Hall Road. As existing the bungalow has off street parking for 2-3 cars with a double width driveway. There is a shared dropped kerb and vehicular crossover with the adjacent bungalow. Permission is sought to widen the existing dropped kerb outside no. 9 Manor Hall Road to ease access onto the existing driveway. The dropped kerb is to be widen by 2.2 metres from 5.2 metres to 7.4 metres.

Consultations

WSCC: The Highway Authority has commented as follows: The application seeks approval for the widening of an existing dropped kerb crossover, serving 2 properties. The proposal is to increase the width by 2.2m to the west to provide a more central crossover at number 9 to ease manoeuvres in to the driveway. Manor Hall Road is a class 'C' residential road which offers good visibility in each direction. No concerns wished to be raised to this application from a highways perspective.

Representations: - None received.

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, H18
Worthing Core Strategy (WBC 2011): 16
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

There would be no significant impact on residential amenity as a result of the proposed increase in width of existing vehicular access. The property frontage will remain as providing off street parking. There will be no interference with the access to any of the other neighbouring properties

Visual amenity

The widening of the existing dropped kerb is a very minor development which will not result in any visual harm to the character of the site or surrounding. There will be no alterations to the property or property frontage itself. A small amount of grass verge will be lost however this section is of poor quality due to its current misuse in gaining access to the existing driveway. The extension of the dropped kerb will be an improvement to the existing situation.

Highway safety

The Highway Authority has not raised an objection commenting that there is good visibility in both directions. There are no anticipated Highway safety concerns with this proposal.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans: -

    Drawing no. 04 – received 30th March 2015
    Drawing no. 05A – received 30th March 2015

Informatives:

- The applicant is advised to contact the West Sussex Area 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.

- 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? Y

Case Officer:	Hannah Barker	Date: 5th May 2015
Authorised by:	Jo Morin	Date: 06.05.2015