

Development Management - Delegated Officer Report

Application Number: AWDM/0939/26

Recommendation – Approve

Site: 201 Old Shoreham Road, Southwick

Proposal: Construction of a new dropped kerb and vehicle access to property. Existing grassed area will be replaced with permeable block paving.

Date of site visit: 21 August 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Old Shoreham Road. It is proposed to construct a vehicular crossover, 4.5m wide, in the front garden and to hard surface the garden in permeable paving.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. The site of the hardsurface is not within an area of surface water flood risk but the road immediately in front of the site is, as is part of the rear of the site and neighbouring property.

Relevant Planning History

AWDM/0933/20 - Single-storey rear extension to north elevation and detached garage at end of garden – approved

Consultations

West Sussex Highways: No objection. From inspection of WSCC mapping, visibility at the proposed access point appears sufficient for the anticipated road speeds in this location. On-site turning does not appear achievable, so cars may have to reverse out of the site – however, this would not be anticipated to give rise to a highway safety concern, owing to good forward visibility in this location. Vehicle accesses are commonplace along this section of road, and neighbouring properties operate similar access arrangements with no known highway safety concerns.

The proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

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 116), and that there are no transport grounds to resist the proposal.

Surface Water Drainage Consultant: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28, 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (August 2026)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

There are many hardsurfaced front gardens along Old Shoreham Road, including immediately adjacent at 199 and 203. This proposal will not be out of character or visually harmful.

Residential amenity

The proposal will not harm the amenities of neighbouring properties. Parking of cars in front gardens is common along this road.

Highways

There are no highways objections to the proposal. Cars may have to reverse out of the site but neighbouring properties operate similar access arrangements with no known highway safety concerns.

Flood Risk

The existing garden is to be replaced with permeable block paving plus ACO drain to a soakaway and there are no surface water drainage concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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. Highway licence

Case Officer: Peter Barnett

Date: 3 September 2026

Authorised by: Louise Prew

Date: 03/09/2026