Expires. 10/11/08.

Development Control – Delegated Officer Report

Application Number: ADC/0456/08 **Recommendation – Permit Application**

Site: **219 Manor Hall Road Southwick Brighton West Sussex**

Proposal: **Vehicular crossover**

The Application

The application site is a mid-terrace house located on the north side of Manor Hall Road, Southwick. The property has a small front garden bounded by a low brick wall and hedge.
Permission is sought to install a 4.5 metre wide dropped kerb at the front of the property to enable off-street parking.

Consultations and Representations

Consultations/Comments

County Planning Officer (Highways)	No objection subject to securing of pedestrian visibility splays.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

Planning Assessment

Policies
Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Access
Manor Hall Road is a classified road with the majority of parking occurring on-street. Many of the properties on the southern side have converted their front gardens to hardstandings served by new dropped kerbs however there are fewer examples on the northern side. Given the relatively straight nature of Manor Hall Road it is not considered though that this proposal will afford any significant visibility issues that could compromise highway safety.
The County Transport Services have raised no concerns over this proposed drop kerb subject to the installation of pedestrian visibility splays. It is therefore considered that this proposal is acceptable and will not conflict with structure plan policy DEV4-5.

Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F: 'The access shall be laid out to provide.....splays shall be 1 metre by 1 metre...'

Case Officer:.....

Date:..20/10/07.
RB 21/10/07