Expiry Date - 01/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1139/24 **Recommendation – APPROVE**

Site: **16 Stone Lane Worthing West Sussex BN13 2AX**

Proposal: **Vehicle access with hardstand**

Date of site visit: 16/10/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Stone Lane within a residential area of Worthing. The property comprises a detached bungalow with brick elevations and a slate pitched roof. The property is set back from the road behind a low brick wall and front garden. There is an existing pedestrian gate and access to the frontage.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the creation of a vehicle access, dropped kerb and hardstanding.

A section of wall to the front boundary would be removed to accommodate the proposed vehicle access of 4.8m wide. A hardstand would be created extending from the pavement edge back to the front of the bungalow and would consist of block paving measuring 4.8m wide x 5.8m deep. An ACO drain would be installed along the boundary to the front. The section of brick wall to the north of the access would be retained as existing, with a lawn to the remainder of the front garden.

Visibility splays each side of the access would be cleared of all obstructions in excess of 600mm high.

A dropped kerb would be formed on to the road, of 4.8m wide.

Relevant Planning History:

AWDM/1068/24 - Application for a Lawful Development Certificate for a Proposed Single storey Rear extension and loft conversion with dormer and 2no front roof lights; 2no. chimneys removed. Existing 2no first floor side facing windows will have obscure glass and fixed shut – Approved

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Consultations:

WSCC Highways: This proposal is for vehicle access with hardstand. The site is located on Stone Lane, a C-classified road subject to a speed restriction of 30 mph.

The applicant proposes a new 4.8m wide vehicular access on to Stone Lane. 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.

From inspection of local mapping, there are no apparent visibility concerns with the proposed access point on to Stone Lane.

From inspection of the plans, the proposed hardstanding is suitably sized for 2 cars. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

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Planning Assessment

There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The street scene has an eclectic character consisting of bungalows and houses of different form, style and materials. Front boundaries are predominantly flint walls to the west side and brick walls to the east side, where the application site lies. These boundaries are interspersed with vehicle accesses which are common in the street scene.

The addition of a vehicle access in this location would not disrupt the layout of development in the area or harm the character of the street scene. Part of the brick wall to the frontage would be retained and this is similar to other development for vehicle access.

There would be no significant harm to the visual amenities of the locality as a result of this application.

Residential Amenity

The construction of a new vehicle access for this property would not detrimentally affect adjacent neighbours or impede access to their properties and would not impact on residential amenity.

Highways Safety and Parking

WSCC Highways have considered the proposal and have raised no objection on highway safety grounds.

The proposal would result in the loss of a an on-street parking space to accommodate the dropped kerb and access, it would however provide an additional off-street parking space for the property and would not adversely affect parking availability in the locality.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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? N

Case Officer: Amanda Haslett Date: 30/10/24

Authorised by: Louise Prew Date: 30/10/2024