Development Control – Delegated Officer Report

Application Number: AWDM/0736/13 Recommendation – Approve

Site: 439 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Vehicular access

Date of site visit: 10th September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace property within a row of similar dwellings. There is as existing a front garden with boundary walls to either side and adjacent to the pavement. Many of the dwellings opposite and either side of the site have off street parking provision to the front with dropped kerbs.

Permission is sought for the creation of a vehicular access to the front of no. 439 Upper Shoreham Road. The front wall is to the removed with the side walls and brick piers retained. Block paving is to be used to the property frontage with a 0.6 metre wide planter on the eastern side. It is also proposed that a drainage gutter is to be installed adjacent to the front of the house.

Representations: No third party representations have been received.

Consultations: - West Sussex County Council: - The Transport Planning Officer states that there appears to be multiple neighbouring properties that operate similar driveways within the area without any apparent concerns and therefore would suggest this crossover is suitable. The applicant should ensure that visibility splays of 2.4m x 43m with no obstructions over 0.6m are available and pedestrian visibility splays of 2m x 2m with no obstructions over 0.6m as there is an adjoining footway to the property. No concerns from a highway safety perspective subject to conditions set out above.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

Principle

The proposed access to serve the existing hardstanding is acceptable in principle subject to consideration of highway safety.

Visual amenity

There are a number of accesses as existing in the immediate vicinity of the site to either side and opposite. Therefore many of the dwellings along this part of Upper Shoreham Road have lost their original front boundary treatment and gardens. In this case the existing front garden is one of the few that remains therefore although the creation of the access and loss of the front garden is regrettable it would not be possible to resist in the light of the surrounding character and appearance of the street scene. The retention of the side planted area and front brick piers contribute to softening the proposed hard surface.

Residential amenity

The proposed hard stand will not result in any adverse impact to the neighbouring residential properties.

Accessibility and parking

WSCC have advised that there are no concerns raised from a highway safety perspective subject to conditions relating to visibility splays.

The creation of vehicular access and off street parking provision at this property will reduce the demand for on street parking within the vicinity of this site.

The proposal is not considered to result in harm to highway safety and can be approved subject to the following conditions: -

Recommendation

APPROVE for the reason:-

The proposed vehicular access would assist in reducing on street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Pedestrian splays
3. Visibility splays
4. Approved plans

Informatives

1. Contact WSCC re: crossover
2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Hannah Barker Date: 30th September 2013

Authorised by: Jo Morin Date: 30 Sept 2013