Expiry Date - 31/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1142/24 Recommendation – APPROVE

Site: 70B Dominion Road Worthing West Sussex BN14 8JT

Proposal: Vehicle access and hardstanding

Date of site visit: 11/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
The site is located within the urban area of the Local Plan. This is a B classification road running west to east. The stretch of road in which the application site is located is residential in character.

No.70B is a two storey terrace dwelling. The front garden is separated from the road by a low front boundary wall, a feature which is replicated throughout the short terrace and adjoining properties. The site frontage consists of a mix of concrete hard surfacing and shrub/hedge planting.

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

Proposal:
Permission is sought to provide off street parking to the front of the site with a permeable surfacing. The application also relates to a vehicular crossover of the public footpath.

Relevant History:
AWDM/0324/22 – Vehicle access and hardstanding. Approved 03/03/2022.

Consultations:
WSCC Highways:

This proposal is for the creation of vehicular access. The site is located on Dominion Road, a B-classified road subject to a speed restriction of 30 mph in this location.

The LHA previously provided consultation advice for this site for application AWDM/0324/22, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

The applicant proposes a new 4.5m wide vehicular access on to High Street. 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 at the proposed access point. The submitted plan demonstrates pedestrian visibility spays either side of the access which are considered acceptable.

The proposed area of hardstanding is sufficiently sized to provide one car parking space. 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. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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

Online applications can be made at the link below, alternatively please call 01243 642105. https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-cr ossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCL 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle

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The proposal comprises the creation of a Vehicular Cross Over on a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are examples of properties with vehicle crossovers and paving in the garden within the vicinity. The proposal seeks to retain some lawn which is considered to be positive retaining some of the existing character of the garden.

This application proposes a parking space which will sit vertical to the front boundary. The WSCC Highways raises no objection to the proposal.

Visually, the parking space will offer a good design and good use of materials, and the parking area will not result in any material loss of either residential or visual amenities to the locality.

Highway Safety:

Due to the location of the proposed driveway, it is not considered that there will be an unacceptable impact on the highway safety. As highlighted by WSCC there are sufficient mitigations that would mean the proposal would not result in a severe impact to the highway network. As such it is considered that the proposal is policy compliant.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. Vehicle Crossover - Minor Highway Works

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

Case Officer: Finlay Gardner Date: 20/12/2024

Authorised by: Louise Prew Date: 20/12/2024