Development Management – Delegated Officer Report

Application Number: AWDM/0716/15 Recommendation – APPROVE

Site: 65 Gardner Road, Southwick, Brighton

Proposal: Vehicular Crossover

Date of site visit: 9/6/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a ground floor flat which forms part of a two storey end of terrace within a street of similar properties. As existing there is off street parking provision at the front of the dwelling, this is formed of concrete runners and small pebbles. There is a garden/planted area to the western side of the property frontage. The terrace building is purpose built as flats with the ground floor flats accessed at ground floor at the property frontages and the first floor flats accessed through a separate entrance to the side or rear of the terrace.

Off street parking provision is for one car although as existing there is no dropped kerb, a grass verge is being crossed to use this parking provision. Permission is sought to formalise this access and drop the kerb. The submitted plans show the dropped kerb to be 3 metres wide.

Consultations

WSCC: The Highway Authority has commented as follows:

This application seeks to install a vehicular crossover to provide off street car parking within the frontage of 65 Gardner Road, Southwick. Gardner Road is a 'C' classified residential road. The site is fronted by a pedestrian footway.

The precedent of vehicular crossovers along Gardner Road has already been set. Appropriate visibility splays of 2.4 x 43 metres can be achieved wholly within highway land. The existing crossovers along Gardner Road appear to be operating safely according to the latest verified accident records.

The crossover must be constructed under licence to a specification obtained from WSCC highways. The hard standing area for vehicular parking must measure 2.4 x 4.8 metres. These details should be secured via condition.

From the application documents it is noted that the drive way is to partially be constructed with pebbles. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Gardner Road on land within the applicants control: not within the publically maintained highway.

No anticipated highway safety concerns would be raised to this application. If the LPA are minded to grant planning consent the following condition and informative note would be advised.

CONDITION

The hard stand area for vehicular parking must measure 2.4 x 4.8 metres.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Southern Water: Southern Water has no objections to the above proposal. Southern Water refer to a plan which shows the approximate position of public sewers running along the public highway. They state that should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

Representations
None

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

Residential amenity
There would be no significant impact on residential amenity as a result of the proposed vehicular access. Many other adjacent dwellings have off street parking which can result in improvements to congestion and parking problems within the adjacent highway.

Visual amenity
The formation of a vehicular access would result in the loss of some of the grass verge. The property frontage has already been hard surfaced. The applicant proposes to change the existing hard stand. This will be an improvement to the

existing use of pebbles/shingle which the Highways Authority is objecting to. An amended plan has been submitted to show the use of block paving instead of the pebbles/shingle. There are many examples within close proximity of the site of other vehicular accesses. The proposal would therefore not appear unduly out of place and will not result in any significant harm to the character of the site or surroundings.

Highway safety
The application is therefore considered acceptable in terms of highway safety subject to the condition relating to the size of the parking space and changes to the materials as per the amended drawings which are secured by condition also.

Other Matters

As stated above Southern Water has made comments however in this case there is not likely to be any impact in this case and no requirement for the applicant to contact Southern Water in this case. Should the need arise however Southern Water's contact details are set out in an informative below.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Location Plan – received 9th July 2015
   Layout plan amended – received 9th July 2015
3. The hard standing area to the property frontage shall measure a minimum of 2.4 x 4.8 metres.

Informatives:

- Highway licence required
- 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.
- Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. In this case the applicant should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampsire SO21 2SW.

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

Case Officer: Hannah Barker Date: 20th July 2015

Authorised by: Date: