Expiry Date - 11/12/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1421/14 Recommendation – APPROVE

Site: 58 Cokeham Road Sompting Lancing West Sussex

Proposal: Vehicle access

Date of site visit: 22/10/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the north side of a classified 30mph road and within a residential and retail area. The plot retains garden on the frontage. Many of the dwellings on this road have dropped kerbs, crossovers and drives to their frontage amenity areas. A bus stop and shelter are positioned on the footpath immediately outside the dwelling.

Permission is sought for the formation of a vehicular access to serve the hardstanding on the plot. No changes to the driveway or front of the property are proposed.

Relevant site history

None relevant

Consultations

WSCC: The Highway Authority has raised no objections subject to a condition securing the new access and pedestrian visibility splays.

"The new access should be constructed in crossover construction in accordance with the specification obtained from WSCC. I would also seek that the driveway is constructed in a bound material and not left as a loose material that may then be carried onto the public highway.
The proposed crossover to access the driveway will require visibility splays of 2m for pedestrians; this will require any proposed planting to be no higher than 0.6m above the ground level and any existing foliage to be maintained in order to safeguard the visibility splay.
There is a bus stop a short distance to the west of the proposed site access, however this is unlikely to have any detrimental effect on the proposal for an access in the location shown.
The driveway is to be constructed from gravel. 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 Cokeham Road on land within the applicant's control; not within the publicly maintained highway."

It has been drawn to the attention of WSCC that the Bus Stop is in fact directly in front of the application property. The Highway Authority does not wish to amend their comments other than recommending an informative advising that the applicant will have to fund any changes to the Bus Stop and to contact the Project Officer in Bus Infrastructure.bat WSCC

Sompting Parish Council: Concern raised over access and proximity to bus stop and shops.

Representations

One representation received raising concerns over loss of on-street parking and possible loss of bench and bus shelter.

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.

Visual amenity

The formation of a vehicular access would result in no loss of garden area or frontage dwarf walling and the driveway surfacing will be retained. There are numerous similar examples of such crossovers in the same road. It is not considered that the creation of the widened dropped kerb would result in any material harm to the street scene.

Highway Safety

The concerns of the Parish Council and third party concerning the potential dangers arising from the siting of the existing Bus Stop and comings and goings in connection with the nearby shopping parade are noted. However, in the absence of any objection from the Highway Authority on highway safety grounds it would be difficult to substantiate refusal.

Recommendation

Expiry Date - 11/12/2014

Approve

Conditions

1. Time Limit
2. Approved plans
3. Provide access and visibility splays

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

Case Officer: Jo Morin Date: 20.04.2015

Authorised by: Gary Peck Date: 21 April 2015

Informative:-

1. Pro-active – No Amendment
2. 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.
3. The applicant must fund any changes to the existing Bus Stop and is advised to contact the Project Officer (Bus Infrastructure) to obtain approval.