Development Management - Delegated Officer Report

Application Number: AWDM/055323 Recommendation – APPROVE

Site: 151 Downsway, Southwick, BN42 4WF

Proposal: Construction of a raised permeable driveway/parking space, with 1m high retaining gabion wall.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 151 Downsway is sited on the south side of Downsway and the road curves to the east of the site. The application property is a 1 ½ storey, semi-detached dwelling on much lower land than the pavement. Concrete steps lead down from the pavement to the property, and the rear garden area continues to slope. The grass verge to the front of the site has several bollards.

The properties on the same side of the street are generally of similar design and are also positioned below the height of the pavement and most are accessed down steps from the road; whilst on the opposite side of the road, the dwellings are generally bungalows and the topography is rising land, thereby to gain access to the properties will require the climbing of steps.

Parking along the street is on the north side of the road, on the south side are bollards which prevent vehicles utilizing the grass verge for parking.

Many properties on the north side have terraced parking spaces, to be level with the pavement; and a few on the south side have constructed a raised concrete area for parking. The neighbouring properties at 145, 147, 149, 169, 171 and 173 have provided a raised parking space.

Proposal:

Permission is sought to provide:-

- an on-site parking space, with the parking space being parallel to the front boundary wall;
- The parking space will be built-up from the lower ground level of the site by approx. 700mm next to the existing front boundary wall, and by approx. 970mm in its middle section, which is then culminated by a Gabion Box of approx. 1m x 1m on the inside section;
- The parking space will be level with one of the steps leading down from the pavement area;

- The inside edge of the created car parking space, will comprise a timber sleeper approx. 120mm high, which will be anchored to the Gabion;
- Part (approx. 4.55m) of the existing front boundary wall will be removed in order for the car to access the parking space.

Relevant History: None

Representations: Letter from 160 Downsway

- No problems with the driveway going ahead
- Query regarding the dropped kerb as it is directly opposite a disabled bay
- Would there be enough for car to manoeuvre in and out of their driveway without hitting car in the disabled bay

Consultations:

WSCC Highways:

The application is for a construction of a raised permeable driveway/parking space, with 1m high retaining gabion wall.

The proposed driveway will be accessed through the existing kerb. The supporting gabion wall will structurally impact the footway and would therefore need to be constructed via Section 278 Minor Works Agreement to a specification agreed with WSCC Road Agreements team.

The applicant is requested to provide swept path tracking plan demonstrating that the proposed parallel parking space is accessible.

2nd Response

The applicant has communicated with our road agreements team and a further assessment has been received from them advising that Minor Works Agreement would not be needed. This would mean that the VCO would be constructed under a WSCC Highways licence.

Regarding the accessibility of the car parking space, this is acceptable, and there would be no highway safety concerns.

There is a requirement for a VCO Licence informative if the application is approved.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the creation of a VCO 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:

Because of the topography of the street, the properties have created either raised or cut in car parking spaces within their curtilages, thereby becoming the norm for the street.

This application proposes a raised parking space which will sit parallel to the front boundary. Because the access/egress to the space will require that one of the car movements would need to be in reverse, the applicant has submitted a vehicle tracking plan, which shows there is adequate on street space available to allow reversing into or out of the site. The WSCC Highways raises no objection to the proposal.

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

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 22.06.2023

Authorised by: Peter Barnett Date: 22 June 2023