Expires 11/7/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0198/08** **Recommendation – Permit Application**

**Site:** **131 Manor Hall Road Southwick Brighton West Sussex**

**Proposal:** **Vehicular access**

## The Application

The application site is a mid-terrace house located on the north side of Manor Hall Road, Southwick. The property has a rear extension and a small front garden bounded by a low brick wall.
Permission is sought to install a 3 metre wide dropped kerb at the front of the property to enable off-street parking.

## Consultations and Representations

### Consultations/Comments

| | |
|---|---|
| Spencer Bryan (County Planning Officer Strategic) | No objection subject to securing of pedestrian and vehicular visibility splays. |

### Third Parties

No.133 Manor Hall Road raises no objection.

### Contributors

No representations have been received.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV4-5

## Planning Assessment

***Policies***
Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

***Access***

Manor Hall Road is a classified road with majority of parking on-street. Many of the properties on the southern side have converted their front gardens to hardstandings served by new dropped kerbs however there are fewer examples on the northern side. It is noted that, whilst this segment of housing on the northern side has few dropped kerbs, permission was recently granted for a new dropped kerb at No.125 whilst there are other older examples nearby. Given the relatively straight nature of Manor Hall Road it is not considered that this proposal will afford any significant visibility issues that could compromise highway safety.

The County Transport Services have raised no concerns over this proposed drop kerb. It is therefore considered that this proposal is acceptable and will not conflict with structure plan policy DEV4-5.

## Recommendation

APPROVE for reason that :-

3PP

Subject to:

1. C1Ci
2. C9Ai
3. C9F: '...splays shall be 1 metre by 1 metre...'

Case Officer:.....

Date:25/6/08.

PB 25/6/08