# Development Management - Delegated Officer Report

**Application Number: AWDM/0447/21 Recommendation – APPROVE**

**Site: 208 Manor Hall Road, Southwick, BN42 4NH**

**Proposal: Increase width of existing vehicular access by 3.6 metres**

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

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The site is a two-storey end of terrace dwelling, located on the south side of Manor Hall Road, its front amenity area is fully hardsurfaced and there is an existing vehicular access to the property.

Many of the properties within the terrace have existing vehicular accesses to the properties and the front amenity areas are also full hardsurfaced.

**Proposal:**

The application, as amended, seeks permission to extend the existing dropped kerb to their property by 3.6m, which will take the total width of the vehicular crossover to 6.4m

**Representations:** None

**Consultations:**

**WSCC Highways:**

The applicant now proposes to extend the VCO to 6.4m as per WSCC guidance.

The applicant has not supplied visibility splays at the new access point. This said, MfS guidance states that, vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to appear more cautiously – similarly, to how vehicles pull out when visibility along the carriageway is restricted. Following this guidance, the LHA raises no concerns over the lack of the details.

In conclusion, 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 NPPF (para. 109), and that there are no transport grounds to resist the proposal.

**Relevant History:** None

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

**Planning Assessment**

**Principle**

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

***Visual & Residential Amenity***

So many properties within the Manor Hall Road not only have vehicular accesses to their properties but they have also hardsurfaced the whole of their front amenity areas. Indeed the application also has a fully hardsurfaced front amenity area and an existing vehicular access.

The proposal will only widen the existing vehicular crossover to the maximum allowed by WSCC i.e. 6.4m, which also appears quite common in the immediate locality. The remaining section of grass verge to the front of the property will inevitably be lost by the widening of the access, which is regrettable, but it is also clear that vehicles have parked over the grass quite often as it has lost much of the grass itself. And given that other sections of grass have been removed it is not considered that the application could be refused for such a reason.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit

**Informatives:-**

1. Approved following amendment
2. Access
3. VCO Licence

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

Case Officer: Eve Hearsey Date: 27.05.2021

Authorised by: Peter Barnett Date: 27 May 2021