Development Management - Delegated Officer Report

Application Number: AWDM/1034/21 Recommendation – APPROVE

Site: 217 Manor Hall Road, Southwick, BN42 4NR

Proposal: Proposed vehicular access and hard surfacing of front garden

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:

The application site is located on the north side of Manor Hall Road and is a two storey middle of terrace dwelling. The terrace is a terrace of 4no. and other than the application site, the other 3no. have existing vehicular crossovers and they have a hardsurface front amenity area for the parking of vehicles. The neighbouring terrace of 3no. to the west of the application site, all have existing vehicular crossovers and hard surfaced front amenity areas.

Proposal:

The proposal seeks permission to create a vehicular access off of Manor Hall Road to their property and to provide a hardsurface front amenity area for the parking of vehicles.

The vehicular crossover is shown as 5m wide

Representations: None received

Consultations: WSCC Highways

The proposed vehicle crossover (VCO) will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. From inspection of the plans and local mapping, visibility at the proposed access appears sufficient in both directions.

Regarding parking, the proposed area of hardstanding is off sufficient size to allow for two off-street car parking spaces. On-site turning may not be achievable, so vehicles may have to exit the site in a reverse gear. However, the LHA does not anticipate that this would give rise to a severe safety concern, given the good forward visibility along Manor Hall Road in this location.

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 a residential property 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

The majority of the properties within Manor Hall Road have existing vehicular crossovers and parking within their front amenity area. The addition of a further vehicular crossover and hardsurfaced front amenity area will thereby not be out of character with the visual amenities of the area, nor will it result in unacceptable harm to the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 21.07.2021

Authorised by: Peter Barnett Date: 21 July 2021