Development Control – Delegated Officer Report

Application Number: AWDM/0163/19 Recommendation – APPROVE

Site: 194 Manor Hall Road, Southwick, BN42 4NH

Proposal: Extension of vehicle access

Date of site visit: 07.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey end of terrace property. The street contains grass verges which are interrupted by vehicular accesses. Within the grass verge fronting no. 194 is a tree. There is an existing vehicular access onto the application site which is also shared by no. 192 Manor Hall Road.

Relevant History: None

Consultations: WSCC Highways:

"I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The proposal is for the extension of vehicle access, this application is located on Manor Hall Road C-Classified Residential road subject to a 30mph speed limit.

Access and Visibility
An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury accident within the vicinity of the site, this however was not caused by entrance or road layout. Therefore there is no evidence to suggest that the existing or proposed access is operating unsafely.

The plans do not demonstrate accurate vehicular visibility splays and pedestrian splays it is taken into consideration that Manual for Streets (MfS) states under paragraph 10.6.1 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 emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted.'

No overriding highways concerns would be raised citing vehicular or pedestrian visibility.

Conclusion
The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Condition

Access
The vehicle crossover must be constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/ "

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed vehicular crossover within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The street scene comprises many breaks within the existing grass verges on the pavements for vehicular accesses to the properties. Indeed, there is an

existing vehicular access to no. 194 and the proposal seeks to extend the access.

The property has hardsurfaced the whole of the front garden area and has removed the front wall which abuts the pavement. The original application as submitted sought to provide a vehicular access across the whole width of the site frontage. This would have seen the removal of a highway tree and would have prevented on street parking for a number of cars.

However, the application has been amended, and whilst it is still a wide vehicular access, it is not as wide as the original proposal, thereby the tree will be retained, and there will be some on street parking still accessible.

As the street already comprises many vehicular accesses, it is not considered that the amended application will be out of keeping with the locality.

Residential Amenity

The existing residential amenities of the neighbouring properties will not be materially compromised by the widening of the vehicular access.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. *Access*
4. The vehicle crossover must be constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority

Informative

1. Approved following amendment
2. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway

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

Case Officer: Eve Hearsey Date: 25.04.2019

Authorised by: Peter Barnett Date: 25 April 2019