Expires 13/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0020/08 **Recommendation – Permit Application**

Site: **49 Manor Hall Road Southwick Brighton West Sussex**

Proposal: **Vehicular access**

The Application

The application site is a semi-detached bungalow located on the corner of Manor Hall Road and Springate Road, Southwick. The property has no extensions or outbuildings within its curtilage and has a large triangular shaped front garden.
This proposal seeks permission to install a 5 metre wide vehicular access onto Manor Hall Road. A previous application for a 3 metre wide access was approved under SW/61/01 but the permission has since expired.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No Objection but notes that there is a slight visibility issue at the point of access due to the moderate level of on-street parking present.

Third Parties

No representations have been received.

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

The access will open onto the north side of Manor Hall Road close to the junction with Springate Road. Although there is an element of on-street parking in this area it is not considered that this would create a significant hazard when exiting the site as good visibility exists in both directions. The previous application approved an access on 3 metres in width fronting a small hardstanding. This application is for a 5 metre wide access with a larger hardstanding capable of holding 2+ vehicles with a turning area to allow vehicles to enter the highway in a forward gear. Although other accesses in the street have 3 metre wide accesses it is not considered that a 5 metre access here would detract from the site due to the large width of this corner plot. It would also better favour the turning of vehicles onsite rather than in the road. WSCC Transport Services have raised no objection.

Recommendation

APPROVE for reason that :-

3PP: remove '...AT12 of the ADLP and...'

Subject to:

1. C1Ci
2. C9Ai: remove '...AT12 of the ADLP and...'
3. C9F: '...shall not exceed 5 metres in width...', remove '...AT12 of the ADLP and...'

Case Officer:.....

Date: 14/2/08

PB 14/2/08