Expires 7/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0025/07 **Recommendation - Permit Application**

Site: **113 Gardner Road Southwick Brighton West Sussex**

Proposal: **Vehicular access**

The Application

The application is for a 3 metre wide dropped kerb to be installed in order to provide access to a proposed hardstanding at the front of the property. Many other properties in the street have had similar dropped kerbs and hardstandings installed.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport No Objection

Third Parties

There have been no third party representations.

Contributors

There have been no representations received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AT12

Planning Assessment

The property at No. 113 is part of a terrace of four, the other three of which have dropped kerb access to frontal hardstandings. Currently No. 113 is fronted by a 2 metre high hedge with low fencing and gated access. This will be removed to provide the necessary 1m x 1m visibility splays and hardstanding. There is a small tree on the grass verge between the existing crossover to No.111 and the proposed crossover to No. 113, and a highways sign on the same verge bordering No. 115. Neither of the tree nor the sign are to be affected by the proposals.
The distance from the hardstanding to the road allows for good visibility when exiting given that the site is on the apex of a bend in the road. The tree currently sited on the verge is not considered to be an obstacle to exit visibility by the Highways Services.

Recommendation

APPROVE subject to:- Reason 3PP

1. C1Ci (Standard time limit)
2. C9Ai (Pavement crossing details)
3. C9F '.....splays shall be 1 metre by 1 metre....." (Visibility splays for individual access to be provided and retained)

Case Officer.....

Date...1/2/07.

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