Development Management - Delegated Officer Report

Application Number: AWDM/1224/24 Recommendation – APPROVE

Site: 129 Manor Hall Road, Southwick, BN42 4NP

Proposal: Proposed vehicular access and hard surfacing.

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:

No. 129 Manor Hall Road is located on the north side of the road, and is a two storey end of terrace dwellinghouse, with a small front garden containing grass and shrubs, and has a low brick wall to the front boundary, and lower brick walls to the side boundaries.

The section of the street close to the application site and to the east is characterized by terraced two storey dwellings, but to the west there are bungalows. The majority of the terraced properties have dropped kerbs outside of their properties and their gardens have been hard surfaced for the parking of cars.

Proposal:

Permission is sought to:-

- Drop the kerb to the front of the property to a width of 4.5m;
- Remove front boundary wall and gate; and
- Hardsurface all of the front amenity area, with associated drainage.

Relevant History: None

Representations: None received

Consultations:

WSCC Highways:

From WSCC mapping, there appears to be no apparent visibility concerns with the proposed access. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The proposed area of hardstanding has a sufficient space for 1-2 car parking spaces. On-site turning does not appear achievable, so cars may have to exist the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. Neighbouring properties operate similar access arrangements w3ith no known highway safety concerns.

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. 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

'Vehicle crossover Licence'

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the provision of a VCO to a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are many properties within Manor Hall Road that have VCO's, and front hardsurface amenity area, therefore they are part of the character of the street scene. Thereby, in principle, the creation of a further VCO will be acceptable.

The WSCC Highways Authority, have raised no highway objection to the proposal subject to an informative regarding obtaining a vehicular crossover licence is attached to any approval.

The application has proposed to hardsurface the front amenity area and utilize it for parking, and many of the other properties within Manor Hall Road have hardsurfaced their front amenity areas for car parking also.

Given that many of the properties within the area are using their front amenity area for the use of parking, and there are many existing VCO's in the immediate locality, it would be difficult to resist this application.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment
2. VCO Licence

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

Case Officer: Eve Hearsey Date: 23.10.2024

Authorised by: Peter Barnett Date: 23 October 2024