Development Management - Delegated Officer Report

Application Number: AWDM/1931/20 Recommendation – APPROVE

Site: 9 Cross Road, Southwick, BN42 4HD

Proposal: Formation of vehicular access to east of site with associated hardstanding

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is a two storey, middle of terrace dwelling situated on the southwest side of Cross Road, and is of a Victorian style dwelling. The front amenity area is some 9m in length and 5m in width.

The street scene contains a mix of housing designs with Victorian, Edwardian, 1930's etc., and many of them have vehicular parking taking place on the front of their properties.

Representations: None received

Consultations: WSCC Highways:

The proposal for a 3m wide vehicle crossover (VCO) will be subject to a licence obtained through the local area office. The VCO would be constructed to a specification agreed with the local area engineer.

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 Planning 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 the existing housing stock 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 Amenity:

Vehicular crossovers together with front parking are a common feature within the street. The proposal intends to retain some planting within the front amenity area, which will be of benefit both visually and for natural drainage.

Residential Amenity:

It is not considered that the vehicular crossover will result in any unacceptable loss of residential amenities to neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Access

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

Informative:-

1. Approved without amendment
2. Vehicular Crossover licence

Case Officer: Eve Hearsey Date: 26.01.2021

Authorised by: Peter Barnett Date: 26 January 2021