Expiry Date – 03/2/16

Development Control – Delegated Officer Report

Application Number: AWDM/1787/15 Recommendation – Approve

Site: 23 Kingston Lane Southwick

Proposal: Vehicular crossover

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 05.01.16

Site and Surroundings

The application site is a semi detached two storey dwelling within a street of a mixture of styles of dwellings. The hard stand to the front of the property has been completed at the time of the site visit, however it is not being used. There are other examples of off street parking within close proximity to the site and the wider area.

Permission is sought for a vehicular access from Kingston Lane to the application site.

Consultations

West Sussex County Council Highways Authority:

The proposal is for the creation of a vehicular crossover to serve no.23 Kingston Lane. Kingston Lane is a 'C' classified road subject to a 30mph speed restriction in this location.

The Local Highways Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last three years. There have been no recorded injury accidents within the vicinity of the site. Visibility on to Kingston Lane is satisfactory.

From an inspection of the provided plan the dropped kerb is shown to be 3m wide. This meets with standards for a single vehicle width. There is sufficient space fronting the property to contain a vehicle without encroachment onto the footway.

The LHA does not wish to raise any highway concerns as a result of the proposal.

If the LPA are minded to approve the application then a condition securing he access and the pedestrian visibility splays, as shown on the plan should be included.

Informative

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations: -

None received

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur District Council Local Plan Saved policies

Planning Assessment

Principle

Kingston Lane is a classified road and as such planning permission is required for any new dropped kerb and creation of access. The principle of improving vehicle access to homes will be acceptable providing it can be achieved safely without creating a hazard to highway users or pedestrians and that any proposed alterations to the property forecourt is sustainable and visually in keeping with the area.

Highway Safety

The highway authority has confirmed that there is no highway safety issues with this additional vehicular access. An informative is attached to ensure that formal approval is obtained from West Sussex County Council. Also a condition should be attached securing the access and the pedestrian visibility splays as shown on the plans. These are set out below.

Visual amenity

The existing property frontage is all hardstand with block paving. The permission is for the dropped kerb only. No soft landscaping has been retained which is regrettable however work has already taken place for which no consent was required.

Recommendation APPROVE subject to the following conditions: -

1. Standard time limit
2. Approved drawings.
3. C9F access and visibility splays.

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 11th January 2016

Authorised and signed by: Jo Morin Date: 12.01.2016