

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AW/270/21/HH

LOCATION: 23 Hawkins Close
Aldwick
PO21 3LW

PROPOSAL: Installation of a drop kerb to 23 and 25 Hawkins Close

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to install a 6.0m wide dropped kerb to 23 and 25 Hawkins Close.

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

WSCC Highways - The plans demonstrate a new 6m wide vehicle crossover (VCO) will be provided to serve 23 and 25 Hawkins Close. The VCO will cross through the tapered end of the layby. The applicant should be aware that any access works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them.

The plans demonstrate visibility at the new access. However these do not appear to have been drawn to WSCC standards. From an inspection of WSCC mapping it appears that visibility is sufficient in this location. Given the no-through nature of Hawkins Close, the presence of on-street parking and the proximity of the site to the junction with Anson Road, vehicles are not anticipated to be travelling at the posted speed limit in this location.

The site is in close proximity to Rose Green Infant School and there would be benefit to the provision of pedestrian visibility splays in this location. Whilst the LHA appreciate that it is not possible to provide full 2 x 2m splays on either side of each driveway, the applicant is advised to consider providing a 2 x 2m pedestrian visibility splay to the west of the driveway for 23 and to the east of the driveway for 25 Hawkins Close. Any boundary treatment or planting within these splays should be kept to a maximum height of 0.6m to ensure visibility of pedestrians on the footway.

The plans do not demonstrate the parking layout for the site, however there appears to be sufficient space on the site frontage for 1 car per dwelling to park. A turn on site would be preferred, however due to the site constraints this would not be achievable. Nearby properties within Anson Road appear to operate similar arrangements without evidence of highway safety concern.

Conclusion

This proposal would not have an unacceptable impact on highwaysafety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

POLICY CONTEXT

Built-Up Are Boundary
Pagham Harbour Access Management Zone B
2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policy considerations are policies D DM1 and T SP1 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan but it does have an adopted Village Design Statement with the property being located within Area 7, Rose Green.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy T SP1 requires that the Council will ensure that development: provides safe access on to the highway network.

DESIGN AND VISUAL AMENITY

The application seeks to install a 6.0m wide shared dropped kerb to the front of 23 and 25 Hawkins Close. This would result in a visual change to the street scene as there are no dropped kerbs in direct vicinity of the site in Hawkins Close. There are dropped kerbs in the wider area such as on Anson Road to west so the proposals do not cause adverse harm to character of surrounding area by reason of appearance so complies with policy D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the development proposed, it will not give rise to adverse impacts upon neighbouring amenity and accords with policy D DM1 of the Arun Local Plan. The introduction of parking to the front gardens will introduce some additional noise to neighbours but the increase in disturbance from normal daily vehicle movements will be minimal.

TRANSPORT AND PARKING

Due to the location of the site in proximity to Rose Green Infant School WSCC Highways advised the

applicant to consider providing a 2 x 2m pedestrian visibility splay to the west of the driveway for 23 and to the east of the driveway for 25. Any boundary treatment or planting within these splays should be kept to a maximum height of 0.6m to ensure visibility of pedestrians on the footway. This has not been requested as a condition so an informative will be applied.

The application has not included a parking layout plan. There seems to be sufficient space on the site frontage for 1 car per dwelling to park. Whilst this does not comply with policy T SP1 of the Arun Local Plan and ADC Parking Standards it is deemed acceptable.

HIGHWAY SAFETY

WSCC Highways state no objection subject to conditions and the proposal accords with TSP1 of the Local Plan.

SUMMARY

The proposed development is considered to accord with relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
- Location Plan
Block Plan
Crossover Plan
Splay Plan
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The use of the car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Crossover Plan.
- Reason: In the interests of road safety and in accordance with Arun Local Plan policy T SP1.
- 4 The use of the access shall not commence until such time as the parking area has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.
- Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.
- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.
- 6 INFORMATIVE: Vehicle Crossover - Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
- <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>
Online applications can be made at the link below, alternatively please call 01243 642105.
- <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-drivewayslicence/vehicle-crossover-dropped-kerb-construction-application-form/>
- 7 INFORMATIVE: Due to the location of the site in proximity to Rose Green Infant School the WSCC Highways have advised the applicant to consider providing a 2 x 2m pedestrian visibility splay to the west of the driveway for 23 and to the east of the driveway for 25 Hawkins Close.
- Any boundary treatment or planting within these splays should be kept to a maximum height of 0.6m to ensure visibility of pedestrians on the footway.