

REPORT UPDATE

Application No: BR/222/25/HH

Reason for the Update / Changes

Comments have been received by WSCC Highways, raising no objection to the proposal, confirming the application is not considered to raise any safety or visibility concerns.

The recommendation for approval, subject to conditions, remains following this response.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

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

REF NO: BR/222/25/HH

LOCATION: 136 Hawthorn Road
Bognor Regis
PO212BL

PROPOSAL: Hard-standing and new 3.4m vehicle crossover.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application proposes new hard-standing in the front garden to accommodate a parking space, along with a new vehicle crossover on to Hawthorn Road.

It needs to be determined by Planning Committee because Arun District Council is the applicant.

REPRESENTATIONS

Bognor Regis Town Council - Response awaited.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council Property and Estates - No comment.

West Sussex County Council Highways (WSCC) - Response awaited.

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 Arun Local Plan (ALP) policies are D DM1 and T SP1. The consultation and advertisement period for this application runs until the February 12. Should WSCC Highways or any other consultees provide comments on the application, they will be included in a report update.

DESIGN AND VISUAL AMENITY

The proposal seeks the implementation of a dropped kerb to the front of the dwelling, with new hard-standing in the front garden. The proposal, by virtue of its design and location, would not have an unacceptably adverse impact upon the character or appearance of the area.

The removal of the wall in its entirety would create an open frontage, which would be unusual for the terrace of dwellings on Hawthorn Road between Sandringham Way and Gravits Lane. This would not, however, result in undue harm to visual amenity and would reflect the open character seen on the opposite side of Hawthorn Road.

There is a dropped kerb opposite the site, adjacent to a takeaway, as well as an informal hard-standing / parking area at the front of 130 Hawthorn Road, to the north. The proposal is visually in keeping with the locality and in accordance with ALP policy D DM1.

RESIDENTIAL AMENITY

The proposal would give rise to an insignificant increase noise following the introduction of a new access and parking space. The type and intensity of noise is entirely normal in a residential area.

The proposal would not give rise to unacceptable adverse impacts upon neighbouring amenity in terms of overlooking, overbearing or overshadowing effects in accordance with ALP policy D DM1.

HIGHWAYS

Hawthorn Road is a C-Class road, has a 20mph speed limit and has a broadly residential character. Based on mapping and the photos provided, there are no apparent visibility concerns with the proposed access. This is subject to the awaited advice from WSCC.

The hard-standing would accommodate one vehicle; on-site turning would not be achievable, so vehicles may have to exit in reverse if necessary. However, Hawthorn Road has good visibility both ways from the proposed access, therefore this is not anticipated to give rise to an adverse impact on highway safety.

The proposal would not result in a loss of parking, as double yellow lines run along this part of Hawthorn Road. The double yellow lines would ensure any vehicle using the proposed crossover to exit the site would have a clear, unimpaired view of the highway.

The applicant must obtain a license (VCO) for proposed access works through the local Highway Area

Office and the dropped kerb extension must be constructed to a specification agreed with the local Highway Area Engineer.

SUMMARY

The proposed development accords with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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 and Block Plan LP001

Block Plan

Photos included in email uploaded 19/12/25.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with Arun Local Plan policies T SP1.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: 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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: <http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle>.