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

**REF NO:** EP/67/25/HH

**LOCATION:** 42 North Lane
East Preston
BN16 1HW

**PROPOSAL:** Proposed crossover and parking area.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

## REPRESENTATIONS

East Preston Parish Council - No objection.

No representations were received from nearby occupiers.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS
This application seeks the installation of a new vehicle crossover with off-street parking area. The site is located on North Lane, a C-classified road subject to a speed restriction of 30 mph. From inspection of the submitted plans and WSCC mapping, there are no apparent visibility concerns with the proposed point of access on North Lane. The proposed access works will be subject to a Vehicle Crossover (VCO) licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer. The proposed off-street parking area appears of suitable size to accommodate at least two cars. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear - however, this is not anticipated to give rise to an adverse highway safety impact, owing to suitable visibility either side of the proposed access. Neighbouring properties operate similar access arrangements with no known highway safety concerns. In summary, 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 National Planning Policy Framework (paragraph 116), 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 - 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 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:
https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-

licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle□rossovers-for-driveways/

Additional comments received following amended plans:
WSCC in its role as Local Highway Authority (LHA) has been reconsulted by the Local Planning Authority (LPA) following the applicant's submission of amended plans. The LHA previously provided comment on this application, dated 20/08/2025, raising no highway safety or capacity concerns. From inspection of the amended plans, no additional comment would be warranted from the LHA. The LPA are advised to refers to the LHAs initial consultation response, dated 20/08/2025, as the comments contained within can be applied to the current set of plans.

OFFICER COMMENTS
Comments noted.

**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 |

**SUPPLEMENTARY POLICY GUIDANCE:**

| | |
|---|---|
| SPD11 | Arun Parking Standards 2020 |

**CONCLUSIONS**

DESIGN AND VISUAL AMENITY
The application site comprises a semi-detached dwelling with a front garden measuring approximately 10m in depth. The proposal involves the installation of a new 3m wide tarmac vehicular crossover via North Lane, along with the creation of a parking area to the front of the dwelling, surfaced with brick pavers. Part of the existing brick boundary wall would be removed to facilitate the access.

The surrounding area is predominantly residential in character, with several properties in the vicinity featuring dropped kerbs to facilitate off-street parking. The proposed alterations are in keeping with the established character of the area and would not result in harm to the visual amenity or character of the street scene.

The proposed crossover and area of hardstanding would not result in any harm to the visual amenity or character of the area, and the proposal is in accordance with with Arun Local Plan policy D DM1.

RESIDENTIAL AMENITY
Given the nature and scale of the proposed development, the proposal would not harm residential amenity by way of overbearing, overshadowing, or overlooking. It is therefore in accordance with policy D DM1 of the Arun Local Plan.

WSCC HIGHWAYS
WSCC Highways have been consulted on the application and have raised no objections. The Highways Officer has confirmed that there would be sufficient off-street parking area to accommodate at least two vehicles and the proposal would not give rise to any adverse highway safety impacts. It is noted that

similar access arrangements exist at neighbouring properties.

The applicant is advised that a separate application for a crossover licence must be submitted to WSCC prior to the commencement of works.

ARUN PARKING STANDARDS
The proposed development would result in an increase in on-site parking provision, thereby reducing reliance on on-street parking. The proposal would not result in any harm to highway safety, and the proposal is acceptable in accordance with policy T SP1 of the Arun Local Plan and the Arun Parking Standards SPD.

SUMMARY
The proposed development is in accordance with relevant development plan 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.

## 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 Plan, New Crossover and Access 2025:1A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and 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 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-vehicle-crossovers-for-driveways-licence/

5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.