

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

REF NO: LU/269/18/HH

LOCATION: 110 Southfields Road
Littlehampton
BN17 6PD

PROPOSAL: Vehicular access & hardstanding to front garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks to create a new vehicular access via a dropped kerb to form a driveway to the existing dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council
Littlehampton Town Council raise No objection
Neighbouring occupiers raise no comment

CONSULTATIONS

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC Strategic Planning - Highways comments as follows:

No detailed plans have been provided outlining any of the landscaping at the site however the LHA appreciate that there is space within the red edge to accommodate a vehicle off of the highway.

A condition is required to ensure plans outlining adequate space for within the hardstanding and curtilage of the site prior to occupation/use. The hardstanding is required to measure a minimum of 2.4 x 4.8m and be made up of a bound material on land within the applicants' red edge, although it appears that the entire frontage is to be surfaced to allow parking.

Visibility has been drawn incorrectly. Splays should be drawn from the back edge of the kerb and span from 2.4m back into the access. From observation of WSCC Mapping, the verge and footway at this point measures in excess of 2.4m and the splays are obtainable wholly within the highway boundary. Therefore visibility is not required to be conditioned alongside this application.

There is no further safety concern to Southfields as a result of the proposal.

There is a advice in Section 3 of the County Council's Vehicle Crossing Guidance which does not allow the creation of accesses through laybys, with regards to the loss of parking for residents and visitors of

other properties. As the position of the access is the far end of the current layby it is considered the proposal would not adversely affect the existing parking arrangement and therefore a licence can be obtained to complete the works on the highway.

If the LPA are minded to approve the application the following informative should be secured:

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 license 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-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

POLICY CONTEXT

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application is located within the built-up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case the key policies are considered to be D DM1 of the Arun Local Plan and the National Planning Policy Framework.

There is no relevant site history.

THE SITE

There is layby located on the road side abutting the front boundary and positioned to the front of house no.112 to 122 Southfields. There are many comparable properties along Southfields Road that benefit from established vehicle cross overs.

DESIGN & VISUAL AMENITY

Currently the garden to the front of the property is an open grassed area. The proposal seeks to replace this with either a permeable paving or tarmac.

There are many comparable properties along Southfields Road that benefit from establish vehicle cross overs. Therefore it is considered that the proposal does not compromise the established character of the area nor have an unacceptably adverse impact upon the visual amenity of the locality.

HIGHWAY SAFETY

West Sussex County Council have been consulted in relation to the proposed vehicular access and no objections have been raised subject to condition and appropriate informative. The Officers consider the submitted block plan noting that the front garden as a whole would be replaced by a hardstanding. This would measure 5m (w) by 7m (d). Officers note that the applicant has no specified material finish however officers are not concerned over the water ingress onto the highway due to the set back from the highway therefore a soakaway of permeable material is considered acceptable.

The officers are satisfied that there is no further safety concern to Southfields as a result of the proposal.

CONCLUSION

The proposed development is therefore considered to accord with the relevant development plan policies and as such it is recommended that it be approved 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 and Block Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with D DM1 of the Arun Local Plan.

- 3 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 license shall be granted. Additional information about the licence application process can be found at the following web page:
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- 4 INFORMATIVE: The applicant is advised that the hardstanding should be finished with a permeable material or a soakaway shall be incorporated into the design to allow for adequate water run off.