
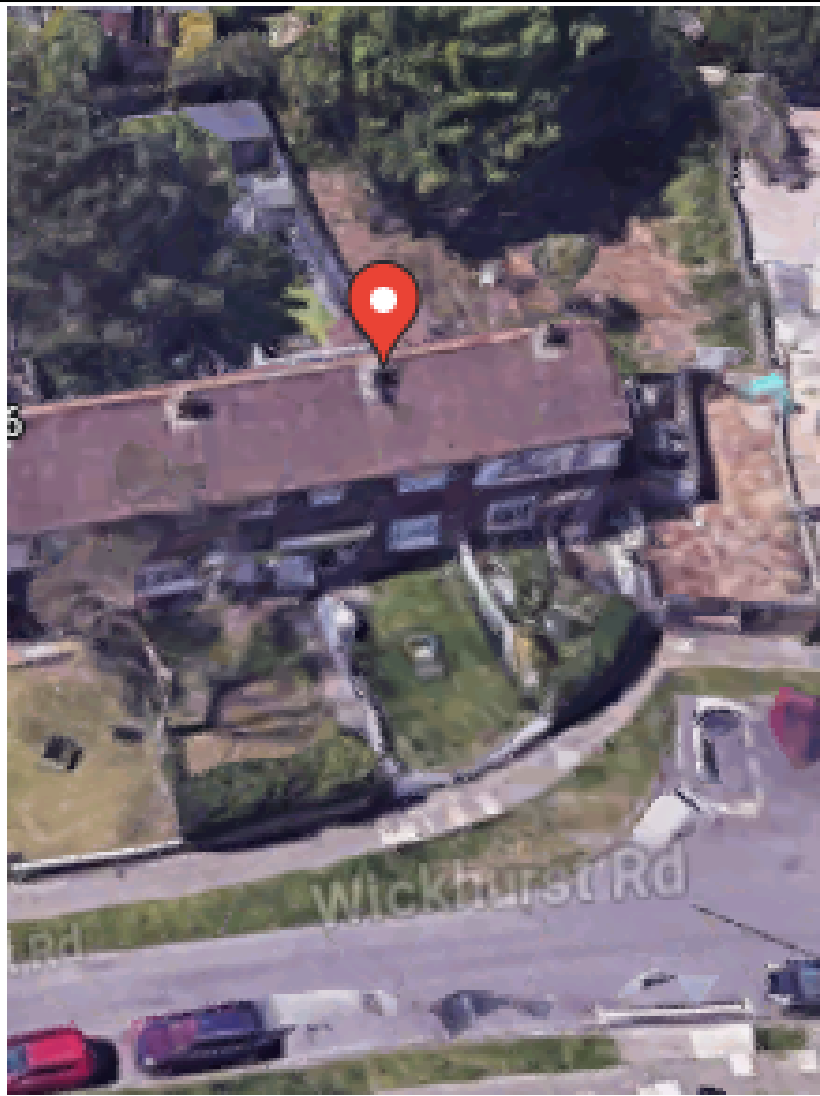




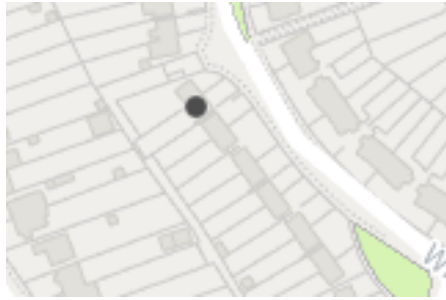
# Studio Charrette

## PLANNING STATEMENT

<b>Proposal:</b>	Formation of dropped kerb and vehicular access to a front garden parking space. Replacement of fence on boundary with no. 42 with a low level wall.
<b>Date:</b>	October 2023
<b>Project Location:</b>	40 Wickhurst Road, Portslade, Brighton, BN41 2TF 



<b>Planning Authority:</b>	Brighton & Hove Council
<b>Development Proposals:</b>	Formation of a vehicular crossover and hard surfaced on-site car parking space. Replacement of side boundary fence with a wall.
<b>Application:</b>	Householder planning permission
<b>Planning History includes:</b>	No previous planning applications at the site on the Brighton & Hove Council Planning Register
<b>Constraints (if any):</b>	The site lies in a residential area and it has no constraints on the City Plan Adopted Policies Map (2022):



The main considerations upon which a planning application for a crossover and forecourt parking will be assessed are the effects on highway safety and the effects on the visual appearance of the area.

The crossover could be formed without significant harm to the safety of pedestrians or motorists. Good visibility sight lines would be provided both to and from the site. Also level access would remain on the pavement for pedestrians.

The new on-site car parking space would be of porous paving. The visual appearance should not be unduly incongruous. The front garden is not of particular significance in the townscape and the change to porous paving should not affect the character of the area unduly. There are several other front garden parking spaces in Wickhurst Road. Subject to the use of porous paving for the hardstanding there should be no undue impacts on sustainability/drainage.