

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	8 June 2020
LOCATION:	54 Torton Hill Road Arundel BN18 9HH
SUBJECT:	AB/23/20/HH First floor side/rear extension, porch and canopy to front, single storey rear extension, two storey side/rear extension, external refurbishment to all principle elevations & new permeable paving to drive (resubmission of AB/117/19/HH). An amended plan received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Site Background

The proposal is for building alterations and extension and a new drive.

The application site is located on Torton Hill Road a publicly maintained, low trafficked, unclassified road subject to a 20-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Previously the Local Highways Authority (LHA) received consultation on matters at this location. The LHA gave advice on the proposal, requesting a modification to the parking layout.

Access

An established access point will serve the proposed dwelling and currently serves the existing dwelling. No changes to the access are proposed. WSCC, mapping demonstrates the access benefits from adequate visibility splays (2.4 x 25 metres) wholly within the public highway.

The LHA advises the applicant to widen the Vehicle Crossover (VCO) to accommodate the new hardstanding's width. This should show at least 1 metre both sides to allow a vehicle to enter and exit the parking area without fouling upon the kerb edge.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is currently operating unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the existing access.

Vehicle Parking, Cycle Parking and Turning

For the LHA and MfS to consider parking spaces towards the provision of a site they must first meet the minimum requirements of,

- 2.4 x 4.8 metres for a single bay parking space,
- 3 x 6 metres for a single garage space,
- 2 metres (obstruction free i.e. fence) or 2.4 metres x 6 for a single parallel parking space,

With the above guidance, the LHA provides the following comments.

The applicant proposes a two-parking provision for the existing dwelling(s).

These are in the arrangement of:

- two unallocated bay parking space(s),

The dimensions of the space(s) are,

- Bay Parking Spaces – Measures 2.4 x 4.8 metres,

For the LHA to consider bay parking spaces towards the parking provision of the site they must first measure 2.4 x 4.8 metres (as per MfS guidance). The applicant has demonstrated such. As a result, the LHA would consider the parking spaces to provide a provision of two spaces.

To summarise on parking, the LHA is satisfied with these details provided.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:

Conditions

Parking

The use of the parking area shall not commence until it has been constructed in accordance with the approved site plans.

These spaces shall always thereafter be kept for their designated purpose.

Reason: To provide car-parking space for the use

Stephen Garrard
West Sussex County Council – Planning Services