

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 15 February 2018 15:34
To: Planning.Responses
Subject: RE: Planning Consultation on: AB/4/18/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 15/02/2018

FROM: Ian Hayward **TO: Arun District Council**
FAO: Ross Leal

SUBJECT: AL/4/18/PL - Demolition of 4 No. existing bungalows & erection of 5 No. 2 bedroom dwellings with associated parking & landscape.

1-7, Canada Road, Arundel, BN18 9HZ

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.

This application seeks the demolition of 4 existing bungalows & erection of 5 x 2 bedroom dwellings with associated parking & landscape at 1-7, Canada Road, Arundel.

Give the proposed net increase of one dwelling it would not be anticipated this application would result in a material impact on the operation of the maintained highway network in the vicinity.

Access and parking will be provided via Hill Terrace. Only the access at the junction of Hill Terrace and Green Lane Close is maintained at the public expense. As such the access works are of a private concern and not that of West Sussex County Council.

The proposed will result in the creation of 6 unallocated car parking spaces. Such a provision would be considered adequate to meet the needs of a development of this size in this location. I'm mindful the dwellings as existing are not provided any allocated off street car parking provision.

The Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the maintained highway network.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative note would be advised:

Conditions

Access

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative Note

Access Works

The applicant is advised to contact the proprietor of Hill Terrace in order to agree and gain approval for the site access works.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 26 January 2018 13:18

To: SU Local Development

Subject: Planning Consultation on: AB/4/18/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order

2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION **AB/4/18/PL**
NO:

Registered: 26th January
2018

Site Address: 1-7 Canada Road Arundel BN18 9HZ

Grid Reference: 500889 106965

Description of Demolition of 4 No. existing bungalows & erection of 5 No. 2
Works: bedroom dwellings with associated parking & landscape.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 01-MAR-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Ross Leal who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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