

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 May 2017 08:46
To: Planning Scanning
Subject: FW: Planning Consultation on: AB/60/17/PL
Attachments: image001.emz; image003.emz; image005.emz; image007.emz; image009.emz; image011.emz

Sent: 30 May 2017 16:18
To: Planning.Responses
Cc: Gary Markwell
Subject: RE: Planning Consultation on: AB/60/17/PL

WEST SUSSEX COUNTY COUNCIL PLANNING SERVICES CONSULTATION

DATE: 30th May 2017

FROM: Naomi Hoyland TO: Arun District Council
FAO: Mrs. A. Gardner

SUBJECT: AB/60/17/PL - 1 No. dwelling with carport & associated off street parking (resubmission following AB/130/16/PL).

Land rear of, 74 & 76, Canada Road, Arundel, BN18 9HY

RECOMMENDATION:

	X	
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Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £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 Strategic Planning 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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application no. AB/57/15/PL to which no objections were raised. The application was subsequently refused, however, this was not due to any highway safety concerns.

This proposal is a resubmission for a single dwelling with new access, associated off street parking and car port at the above address. Canada Road is a 'D' classified road with a 30mph speed limit in this location.

An inspection of local mapping reveals that there are no apparent visibility issues at the proposed new point of access onto Canada Road. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at this location and there is no evidence to suggest that the road network is operating unsafely, or that the proposal would exacerbate an existing safety concern.

A study of the block plan demonstrates that off street parking to serve the new dwelling will be provided for 2 vehicles. This is in accordance with the WSCC Parking Demand Calculator. The LHA would prefer that a turn on site is provided to enable vehicles to exit onto the highway in a forward gear, however, there does not appear to be sufficient space to achieve this. The drive is to be constructed using tarmac; this is in accordance with WSCC guidance which advises against the use of gravel/shingle to prevent overspill onto the public highway.

An inspection of the plans establishes that the dimensions for the new double car port to serve nos. 74 & 76 meet with WSCC guidance.

The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways. The existing vehicle crossover (VCO) serving the garage should also be closed off as this access will no longer be required.

In conclusion, it is not anticipated that an additional dwelling in this location would pose a highway safety concern or cause a material increase in local traffic; therefore, the LHA would not wish to raise an objection. Should the LPA be minded to approve the application then the following conditions and informative should be included:

Access

No part of the development shall be first occupied until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Access closure

No part of the development shall be first occupied until such time as the existing vehicular access onto Canada Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Vehicle parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking for the development.

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.

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 contractors 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.

Informative

The applicant is advised to contact WSCC Highways [REDACTED] to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Naomi Hoyland
Planning Services

Sent: 11 May 2017 11:18
To: SU Local Development
Subject: Planning Consultation on: AB/60/17/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/60/17/PL
NO:

Registered: 10th May
2017

Site Address: Land rear of 74 & 76 Canada Road Arundel BN18 9HY

Grid Reference: 500781 107029

Description of Works: 1 No. dwelling with carport & associated off street parking
(resubmission following AB/130/16/PL).

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 08-JUN-17.

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 Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

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