

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Highways, WSCC
DATE:	23/10/2018
LOCATION:	L'Apache, Westergate Street, Woodgate, Chichester, PO20 3SQ
SUBJECT:	AL/103/18/PL Erection of 2 No. dwellings & alterations to existing dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 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.

This proposal is for the erection of two dwellings on garden land to the east of L'Apache and alterations to the existing dwelling. The site is located on a private access lane off of Lidsey Road/Westergate Street, an A-classified road subject to a speed limit of 30mph.

No alterations to the access onto Lidsey Road/Westergate Street are proposed. The applicant should obtain formal permission from the proprietor of the private lane before undertaking any site access works.

Vehicular visibility at the junction onto Lidsey Road/Westergate Street appears sufficient for the anticipated road speeds. To the immediate south of the junction, there is a level crossing, as such; vehicles travelling along Lidsey Road/Westergate Street are not anticipated to be exceeding the posted speed limit in this location. 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 accidents as result of the road layout within the vicinity of the site. Therefore there is no evidence to suggest that the existing junction is operating unsafely or that the addition of two dwellings would exacerbate an existing safety concern.

The proposed plans demonstrate that there will be on-site parking for 2 vehicles per proposed dwelling. This is anticipated to be sufficient parking provision for dwellings of this size and location. The proposed parking spaces meet the minimum specifications per space of 2.4 x 4.8m as set out in Manual for Streets (MfS). There appears to be sufficient space for vehicles to turn on site and exit onto the publically maintained highway in a forward gear. The existing dwelling will retain sufficient parking and turning space as result of the proposal.

The site is located within walking distance of a local primary school. Bus stops are located within walking distance of the site which offers infrequent services to Bognor Regis and Walberton. As such,

it is anticipated that there will be reliance upon the private car in this location. Cycling is a viable option within the vicinity and secure and covered cycle storage can be secured via condition.

Conclusion

The LHA does not consider that the proposal for two dwellings would have 'severe' impact 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.

If the LPA are minded to approve the application, the following conditions and informative should be applied

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning 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 and turning space 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.

Informative

The applicant is advised to contact the proprietor of the private lane to obtain formal approval to carry out the site access works.

Nicola Fry

West Sussex County Council – Planning Services