

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	03/01/2019
LOCATION:	Westergate House, Denmans Lane, Fontwell, Arundel, BN18 0SU
SUBJECT:	AL/123/18/PL Two storey extension to north east elevation to provide an additional 8 No. bedrooms.
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 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application nos. AL/21/12 and AL/13/09 for the extension to the north east of the care home to provide an additional 8 bedrooms to which no objections were raised.

The site is accessed via two existing accesses onto Denmans Lane. It is unlikely that this small increase in resident numbers would result in a significant increase in daily vehicle movements or have an impact upon highway safety. 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 within the vicinity of the site. Therefore there is no evidence to suggest that the existing accesses are operating unsafely or that the addition of 8 bedrooms would exacerbate an existing safety concern.

The current available car parking provision would be adequate to allow both off-street staff and visitor car parking. There is also sufficient space on site for vehicles to turn and exit onto the public highway in a forward gear.

Conclusion

The LHA does not consider that this proposal 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.

Nicola Fry
West Sussex County Council – Planning Services