

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms Myer
FROM:	WSCC - Highways Authority
DATE:	24 April 2020
LOCATION:	Tyrone House Norton Lane Chichester PO20 3NH
SUBJECT:	AL/29/20/PL Demolition of existing house & outbuildings & erection of 1 No. dwelling & detached garage. This application is CIL Liable.
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 Local Development 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 proposal is for demolition of the existing dwelling and outbuildings and construction of 1 x 5 bedroom dwelling and double garage. The site is located on the corner plot between Norton Lane which is a C-classified road subject to 20mph and Nyton Road (B2233) which is a B-classified road subject to 40mph speed limit in this location.

Vehicular Access

Vehicular access to the site will be utilised through the existing access onto Norton Lane. The proposed widening works will result in total of 6m access. The proposed access works must be implemented under a licence obtained by WSCC to a specification agreed with them.

Visibility splays appear restricted due to the presence of the hedge on both sides of the access, however weight is given to the fact that the access is existing and it has been operating for some time without any evidence of safety concern.

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 at the site access. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given that this is a replacement dwelling, this proposal is not anticipated to result in a material intensification of use onto Stonehouse Lane.

Parking and Turning

The application form states that 6 parking spaces will be provided for the proposed dwelling. Some of these spaces have not been demonstrated on the submitted plans. The WSCC Car Parking Demand Calculator (PDC) would expect at least 3 parking spaces to be provided for 4+ dwelling in this location.

The proposed garage internally measures circa 5.7m x 5.8 m which is insufficient to accommodate up to two vehicles considering the Manual for Streets (MfS) minimum requirements of 6 x 6 m for a double garage. It should be noted that under the revised WSCC Car Parking Standards each double garage (6 x 6m) counts as one parking space towards the proposed parking provision.

The LHA is satisfied that the expected parking provision can be accommodated within the driveway which will be enlarged as part of the proposal. Details of this can be secured via planning condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with a garage and driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

There appears to be sufficient space onsite for vehicles to turn and egress onsite in forward gear.

Sustainability

The site is situated in a rural area therefore occupants of the proposed dwelling are likely to be reliant upon use of a car. The Local Highways Authority would recommend that secure and covered cycle parking is provided within the proposed garage in order to encourage sustainable transport methods.

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.

If the LPA are minded to approve this application, the following conditions and informative are advised.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Block Plan and numbered 101 DP.

Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved Garage Plan numbered 110 DP.

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

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence

shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Anastasia Toleva
West Sussex County Council – Planning Services