

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	21 January 2021
LOCATION:	Tyrone House Norton Lane Norton PO20 3NH
SUBJECT:	AL/2/21/DOC Approval of details reserved by condition imposed under ref AL/51/20/PL relating to Condition Nos 3 - materials & finishes, 5 - Energy Statement, 7 - car parking and 14 - external lighting
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AL/51/20/PL which sought approval for demolition of existing house and outbuildings and erection of 1 No dwelling and garage (resubmission following AL/29/20/PL) . No highways concerns were raised and consent was granted by the Local Planning Authority.

This application seeks the approve details reserved by conditions 3,5,7 and 14 of the aforementioned planning consent.

Conditions 3,5 and 14 are non-highways related.

Conditions 7 – Car Parking

- 7 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 occupiers of the dwelling, in accordance with policy T SP1 of the Arun Local Plan and policy GA3 of the Aldingbourne Neighbourhood Plan.

The supporting statement includes plan demonstrating a car parking for the proposed dwelling; however this has not been scaled. The proposed plan demonstrates 4 parking spaces, 2 within the proposed garage and 2 on the driveway. At planning stage, the proposed garage did not meet the requirements for a double garage. It is not clear if the internal size of the garage has been enlarged to accord with the current WSCC standards for double garage (6x 6m). Nevertheless, the site appears of sufficient size to accommodate the required onsite parking provision of 3 spaces.

The details submitted would be considered adequate to meet the requirement of condition 7.

Anastasia Toleva
West Sussex County Council – Planning Services