

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 20 February 2018 14:59
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/5/18/RES

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 20/02/2018

FROM: Ian Hayward
TO: Arun District Council
FAO: Mr S Davis

SUBJECT: AL/5/18/RES - Approval of reserved matters following outline consent AL/75/14/OUT for 2 No. dwellings.

Woodgate Farm, Westergate Street, Westergate, PO20 3SS

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 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.

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/75/14/OUT seeking Outline consent with all

matters reserved other than that of Access for the erection of 2 x semi-detached three bed houses and 1 x detached two bed bungalow at Woodgate Farm, Westergate Street, Aldingbourne.

No overriding highway safety or capacity concerns were raised and consent was granted by the Local Planning Authority. This application seeks the approval of matters reserve under the aforementioned planning consent.

From inspection of the plans submitted with this application it appears that the scheme has been reduced to two dwellings.

The applicant has demonstrated that 5 car parking spaces will be provided, two of which will be provided in tandem.

Each hardstanding parking space should measure 2.4 x 4.8 metres. I note this does not seem to be the case with all spaces; though could be achieved with some minor modifications to the hard and soft landscaping.

On the basis that each dwellings is allocated two parking spaces the total provision of 5 spaces would be considered adequate to meet the needs of the development. It would be beneficial if one of the spaces remain unallocated as a 'visitor' car parking space.

In conclusion the matters relating to Appearance, Layout, Landscaping and Scale would be considered acceptable to the Local Highways Authority, subject to a slight modification to ensure all parking spaces measure 2.4 x 4.8 metres. If the Local Planning Authority deem appropriate such modifications could be secured via planning condition, though some modifications to the soft landscaping would be anticipated.

If the LPA are minded to grant planning consent the following conditions would be advise.

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.

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 plans and details submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.

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

As previously advised conditions pertaining to Access, Visibility and Construction Methods should have been secured under AL/75/14/OUT

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 30 January 2018 09:48

To: SU Local Development

Subject: Planning Consultation on: AL/5/18/RES

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

APPLICATION **AL/5/18/RES**

NO:

Registered: 26th January
2018

Site Address: Woodgate Farm Westergate Street Westergate PO20 3SS

Grid Reference: 493778 104359

Description of Approval of reserved matters following outline consent
Works: AL/75/14/OUT for 2 No. dwellings.

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 01-MAR-18.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consul@cc_email

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

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