

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	19/09/2018
LOCATION:	A The Paddock, 34 Northfields Lane, Aldingbourne, Chichester, PO20 3UH
SUBJECT:	AL/79/18/PL 1 No. bungalow with 3 bedrooms in the roof (replacing permitted application AL/79/17/CLE).
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.

This proposal is for the replacement of existing dwelling (granted a Certificate of Lawful Use under ref: AL/79/17) with a 3 bedroom bungalow. The site is located on Northfield Lane, a privately maintained road which meets the public highway at the junction with Level Mare Lane.

WSCC as Local Highway Authority (LHA) was not consulted on the previous application for Certificate of Lawful Use (CLE) at this site under ref: AL/79/17.

The site will utilise the existing access onto Northfields Lane which is also maintained as Public Right of Way (PROW) number 315. It is conceivable that the PROW will be affected by an increase in vehicular traffic either before or after the development is completed. Developers/landowners should ensure that public use of the PROW takes precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW and the consent of the County Council must be sought for the route to be resurfaced even if the surface is to be improved. The applicant would be liable for any damage to the surface arising from his exercise of private access rights.

Visibility at the junction with Level Mare Lane appears sufficient for the anticipated road speeds. 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 junction. Therefore there is no evidence to suggest that the junction is operating unsafely or that a replacement dwelling would exacerbate an existing safety concern.

The application form indicates that three parking spaces will be provided on site although the site plan does not demonstrate parking layout. Each parking space should meet minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). Details of parking can be secured via condition.

The proposed plans indicate that cycle parking will be provided on site in order to encourage sustainable transport.

In conclusion, the LHA does not consider that the proposal for a replacement dwelling 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 should be secured:

Conditions

Car parking space

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 plan.

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

Nicola Fry

West Sussex County Council – Planning Services