

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 05 July 2017 14:30
To: Planning.Responses
Cc: Ashvin Patel
Subject: RE: Planning Consultation on: AW/155/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 05/07/2017

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

SUBJECT: AW/155/17/PL - Erection of 1No. detached dwelling. This application affects the character and appearance of Craigweil House Aldwick Conservation area.

28A, Kingsway, Aldwick, West Sussex, PO21 4DH

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 Strategic Planning 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.

Context & History

West Sussex County Council was consulted previously on Highway Matters for the erection of a dwelling at this location under planning references AW/317/11 & AW/367/15. No highways concerns were raised to any of these applications. An application was also made under AW/80/12 for a dwelling, to my knowledge WSCC as the Local Highways Authority was not consulted on this particular application.

All applications listed above have been refused; both AW/80/12 & AW/367/15 were Appealed by the applicant and subsequently dismissed by the Planning Inspectorate.

This application seeks to erect a new 4 bedroom detached dwelling on a plot of land adjacent to 28 Kingsway. The proposed dwelling will be accessed via an existing access onto Kingsway, which is a private road. Consequently, these comments are for your advice only.

Visibility

From inspection of the plans alone, the site appears to be on the outside of a slight bend in the road which affords good visibility in either direction onto Kingsway. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access. Evidence suggests that developments of this type are unlikely to result in increased access or safety concerns.

Access

The proposed site layout plan indicates that the proposed site access will be adapted. The applicant would be advised to agree these works with the proprietor of Kingsway. The proposed access scales to 3.5 metres in width which is considered suitable for a single dwelling access.

The proposed site plan shows gates opening outwards of the site. Typically gates should open inwards of the site and be set back a minimum of 5 metres for the carriageway edge to allow a vehicle to be removed from the carriageway while the gates are opened.

Parking

The proposed parking and turning facilities would be considered adequate for a dwelling of this size in this location. The dwelling should be provided a secure and covered cycle parking provision.

Conclusion

In conclusion no anticipated highways safety or capacity concerns would be raised to the proposal. Consideration should be given to the point raised about the proposed gates. If the LPA are minded to approve this application conditions securing cycle parking and vehicle parking & turning should be included.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 14 June 2017 13:49

To: SU Local Development
Subject: Planning Consultation on: AW/155/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION **AW/155/17/PL**
NO:

Registered: 14th June
 2017

Site Address: 28A Kingsway Aldwick PO21 4DH

Grid Reference: 490881 98281

Description of Works: Erection of 1No. detached dwelling. This application affects the character and appearance of Craigweil House Aldwick Conservation area

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 13-JUL-17.

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

consultee_email

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

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