

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S. Davis
FROM:	WSCC - Highways Authority
DATE:	8 March 2019
LOCATION:	Rear of 276 Aldwick Road, Bognor Regis, PO21 3QH
SUBJECT:	AW/28/19/PL Erection of 1 No. dwelling & associated works
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.

Summary

This proposal is for the erection of a 3-bedroom dwelling to the rear of 276 Aldwick Road.

Access and visibility

Access to the proposed property will be through Margaret Close onto Lower Bognor Road, both subject to 30 mph speed limits. From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Margaret Close or Lower Bognor Road. An addition of one dwelling to the area is not expected to significantly increase road traffic within the vicinity.

An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site. It is noted that the roundabout to the southeast of the property has experienced accidents, but none of these were caused from a result of road layout.

Parking and turning

A driveway with 2 car parking spaces has been proposed in the plan. Using the WSCC Car Parking Demand Calculator, a property of this size in this location would require 2 cars to fulfil its needs, which the plans meet. The 2 spaces measure 2.4 metres by 4.8 metres, which meets the minimum requirement for car parking space dimensions as set out in the Manual for Streets. Furthermore, the driveway is big enough to allow adequate space for turning. To improve sustainability of this new property, it is recommended that cycle parking is included in the plans, to reduce the need for usage of a car.

It is noted that the area of hardstanding adjoining the access is currently used by visitors to the nearby pond. The LHA has consulted the Area Manager for Arun who has advised that the presence of an access in this location would not be of significant concern and that a license to construct the Vehicular Crossover (VCO) would likely be approved. The access is not considered to be located in an unsafe location on the network it is lightly

trafficked and subject to slow speeds, therefore we would not be able to substantiate an objection to the use of this location as an access in highways Safety terms.

Conclusion

The LHA does not consider that the proposal 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 and informative should be applied:

Condition

Car parking space

The dwelling, hereby approved, shall not be occupied until the car parking has been constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason - To provide car-parking space for the dwelling.

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.

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-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

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

Kyran Schneider
West Sussex County Council – Planning Services