

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	28 April 2020
LOCATION:	1 Avisford Terrace, Rose Green Road, Aldwick, PO21 3HB
SUBJECT:	AW/98/20/PL Construction of a single storey office extension to the rear of the property, including the removal of the existing store room. Works will also include the replacement of the existing shop front and dwarf walls with fully glazed aluminium windows and doors. Retail area to be used as showroom.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice, Modification
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 construction of a single-storey rear office extension, removal of existing storeroom, replacement shop front and use of retail area as showroom. The site is located on Rose Green Road, a C-classified road subject to a speed restriction of 30 mph in this location.

Content

No vehicular access is associated with this development. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern. The LHA does not anticipate that this proposal will result in a material intensification of movements over that of the existing use.

The plans indicate that the entrance doors will open outwards of the site, opening onto the publicly maintained highway, posing a form of obstruction. The applicant is advised to modify the proposed plans to demonstrate the doors opening inwards of the site. The applicant should be aware that obstructions within the public highway are liable to enforcement by the WSCC local area office.

No vehicular parking is associated with this development, which is the existing arrangement. Under WSCC parking standards, one parking space should be provided per 14 sqm of floorspace for A1 retail use and one space per 30 sqm of floorspace for B1 office use. The LHA would anticipate a parking demand of 5-6 spaces for this proposal. Vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. Rose

Green Road has access protection lines and double yellow lines on both sides in places. The LHA does not anticipate that highway safety would be detrimentally affected by this proposal. The LHA may wish to consider the potential amenity impacts that may arise from a small increase in on-street parking demand.

The applicant has not demonstrated cycle parking. Cycling is a viable option in the area for staff and visitors. The LHA advises the applicant to consider the inclusion of cycle parking in the plans. The inclusion of cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

Kyran Schneider
West Sussex County Council – Planning Services