

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	11/09/2018
LOCATION:	Somerset House, High Street, Angmering, BN16 4AG
SUBJECT:	A/106/18/PL Change of use of the Old Bakery to be used as a self contained annexe for family dependents (applicant's parents) & a holiday let, plus the construction of a new vehicle crossover & off-street parking for 2no cars - This application is within the Angmering Conservation Area.
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 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.

This proposal is for the change of use of existing building 'The Old Bakery' to annexe and holiday let accommodation and the construction of a new vehicular crossover (VCO) and two parking spaces to the front of the site at Somerset House, High Street. High Street is a C-classified road subject to a speed limit of 30mph in this location.

The proposed VCO is approximately 4.5m in width. A license to construct the VCO would need to be obtained from the Local Highways Engineer and must be constructed to a specification agreed with them. The applicant has not demonstrated vehicular visibility splays at the proposed new access. An inspection of WSCC mapping indicates that visibility appears sufficient for the anticipated road speeds; furthermore, due to the presence of on-street parking, vehicles are not anticipated to be exceeding the posted speed limit in this location. 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 proposed access and as such there is no evidence to suggest that the addition of a VCO in this location would exacerbate an existing safety concern.

The existing dwelling (Somerset House) has a double garage accessed from Hillside Crescent, a privately maintained road. The Old Bakery is currently used as garaging on the ground floor and business use above. There is also a parking space accessed through the gates to the rear of the Old Bakery building. The change of use to annexe/holiday let would see the loss of the two garages at ground floor and the applicant therefore proposes to replace this parking provision through an additional VCO and two parking spaces off of the High Street. The proposed parking spaces meet the minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). A turn on site would be preferred although clearly this is not achievable due to the site constraints. Local mapping indicates that neighbouring properties have similar arrangements without evidence of safety concern.

In conclusion, the LHA does not consider that this 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 is minded to approve the application, the following conditions and informative should be secured:

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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 [REDACTED]

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

Nicola Fry

West Sussex County Council – Planning Services