

**veWEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 15-01-2014

FROM: Chris Pratt

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: A/138/13 - Outline application for the erection of detached dwelling house - this application affects the setting of a Listed Building.

Land at the rear of The Old House, High Street, Angmering, West Sussex, BN16 4AG

DATE OF SITE VISIT:

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

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 Local Development 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.A/64/03 and A/85/04 to which a refusal was recommended due to inadequate width, poor visibility at the junction with High Street and an increase use of the junction. However a site further south of this application was considered for similar proposals by the Highway Authority under application A/136/09 whereby an objection was initially raised for the same reasons but subsequently allowed subject to improvement works through a Section 278 Road Agreement.

It is understood the access improvements have now been completed to the satisfaction of the Highway Authority and the maintenance period has ended; therefore with this in mind, the proposals for this site initially objected to under A/64/03 and A/85/04 are acceptable. With the highway improvement works, visibility on to high street has been improved to a more satisfactory standard. The additional dwelling will not be anticipated to result in a material increase in traffic movements.

From inspection of the plans and information provided within this application, it is proposed to offer 2 off-street parking spaces within the site for use by the future occupiers of the dwelling. It would appear that a turn on site would not be achievable within the confines of the application site; however, vehicles reversing on to Old Mill Lane would not deem to be a significant concern due to it being a no through road with limited traffic movements occurring. Irrespective of this, a vehicle will either way be able to exit on to High Street in the forward gear, gaining the appropriate visibility.

The amount of 2 spaces would meet the demand for a dwelling of this size in this area. Cycle parking is also proposed of 2 spaces; this should be secure, covered and secured by condition to provide alternative travel options to the use of the car in accordance with current sustainable transport policies

Based on these comments and the comments provided in application A/136/09 by the Highway Authority, there would be no concerns raised to this application from a highway safety perspective subject to conditions regarding cycle parking and construction plant and materials.

Chris Pratt
Strategic Planning