

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14-02-2014

FROM: Chris Pratt

**TO: Arun District Council
FAO: Damian Sullivan**

**SUBJECT: A/140/13 - Two storey rear extension to existing building with dormer to side of existing roof and new vehicular access and crossover to existing stables.
ADDITIONAL INFORMATION RECEIVED**

Brackenside, Dappers Lane, Angmering, West Sussex, BN16 4EN

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 the same planning application number to which more information was sought in regards to the visibility splays achievable at the new point of access.

A revised site plan has since been submitted with visibility splays of 240m in each direction. From inspection of the plans and information available, it would appear the applicant has suggested that by butting back existing hedgerow the visibility splays can be achieved. The application boundary suggests that the applicant doesn't own the entire land that the hedgerow is situated. However, after reviewing the newly submitted plan that gives more of an idea of what visibility can actually be achieved, I am content that visibility site lines of maximum achievable is adequate to be conditioned to this planning consent. Therefore, the hedgerow that can be cut and maintained by the applicant should be done so in order to provide these maximum achievable splays.

As stated previously in my comments made on 15 January 2014, no concerns are raised for the proposed extension.

Overall, no concerns are raised to this application from a highways perspective subject to a condition securing maximum achievable visibility splays in each direction.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.

Phone: 01243 642105

Chris Pratt
Strategic Planning