

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	18/01/2018
LOCATION:	Land Rear Of 1 To 6, The Cottrells, Angmering, BN16 4AF
SUBJECT:	A/158/18/PL Variation of condition 1 imposed under A/8/18/PL relating to the substitution of approved plan drawings NO ADC 962 04 rev A & 13 rev B for drawings No ADC 962 20 & 21 (ground & first floor plans & roof plan). This application affects the character & appearance of 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 Planning Services 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 retrospective application seeks to vary condition 1 of planning consent A/8/18/PL, to allow substitution of the approved planning drawings. In highways terms the amendments relate to the impact of the internal alterations on the parking provision required for the dwelling.

The LHA has been consulted previously for applications at this site. Initially A/8/16 for a single 2-debroom dwelling was refused by the LPA due to lack of information from the applicant in regards to the existing S106 agreement relating to the use of the land as a car park for neighbouring residents. A subsequent application, A/105/16 for Reconfiguration of existing car parking area for 1 No. flat with 5 No. car- barns below was approved by the LPA. The LHA established that the proposal would result in a net loss of 2 parking spaces for the neighbouring residents but raised no highway safety concerns to this proposal subject to conditions securing the construction of the access in accordance with the approved plans, parking and turning provision and cycle storage for the proposed dwelling. A further application, A/173/16 for Variation of Condition 2 (approved plans) was also approved by the LPA. In Highway terms the amendments related to the size of the car parking spaces within the car ports, and relocation of the cycle storage facility to inside the carport. Again no highway safety concerns were raised to this proposal. An additional application was made under ref: A/8/18 for Variation of condition 2 imposed under A/173/16/PL to vary approved plans relating to slight repositioning & change in size of building and revised position of roof lights. The LHA were not consulted on the most recent application, which was subsequently approved by the LPA.

Access and visibility

It has previously been established that the existing access to the site is sufficient for the proposed use, with sufficient visibility onto the public highway. This proposal is not anticipated to result in a material increase in vehicle movements to or from the site.

The LHA notes that a number of representations have been received from neighbouring residents in regards to the proposed dropped kerb serving the 2 additional parking spaces at the front of the site. Although the application form states that the development has not been completed, a number of representations from neighbouring residents state that the dwelling subject of this application has been occupied by tenants; however the kerb serving these two parking spaces has not yet been dropped. The access serving the site and these two parking spaces was conditioned under the original applications A/105/16 and A/173/16, stating that these works must be completed prior to first occupation. I note this was not conditioned under A/8/18, the LPA should consider if this equates to an enforcement issue. The applicant should be aware that it is illegal for vehicles to cross the footway without a dropped crossing in place, which would be a matter for the Local Area WSCC Highways team to enforce.

Parking and turning

The proposed plans indicate that the master bedroom has been relocated to the ground floor and the kitchen relocated from the ground floor to the first floor and integrated into the living room. As such, the plans indicate that a 'study' has now been provided on the first floor. The proposed alterations still result in a dwelling consisting of four habitable rooms and as such the WSCC parking demand calculator still anticipates that one parking space is sufficient. Any overspill parking resulting from the reconfiguration of the dwelling is an amenity issue and the LPA may wish to consider this from an amenity point of view.

The original plans indicate that the application was approved on the basis of the applicant providing one allocated parking space for the proposed dwelling and 6 unallocated parking spaces for the use of neighbouring residents of The Cottrells in order to satisfy the existing S106 requirements of the site. The proposed parking arrangements were secured via condition under A/105/16 and A/173/18. It is noted that representations have been received stating that the allocated space has been cordoned off and the occupiers of the new dwelling are unable to park in this space. The LPA should consider if blocking of this parking space for the residents of the new dwelling equates to an enforcement issue.

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.

Nicola Fry
West Sussex County Council – Planning Services