

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 1st August 2014

**FROM: Alison Meeus TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: A/89/14/PL - Erection of garage/workshop and an increase in height to the front boundary by 300m.

Downsview, Littlehampton Road, Ferring, West Sussex, BN12 6PW

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £n/a

The proposal to erect a garage/workshop and increase the height of the front boundary wall at Downsview, Littlehampton Road, Ferring has been considered by WSCC, as the Local Highway Authority. No objection is raised; subject to any conditions attached.

The site has historically been used for caravan storage, and most recently is now occupied by residents as a family home. The erection of a workshop to allow the occupier to run his Boat repair business from home, has been assessed in relation to highway safety and capacity.

The existing point of access will remain, but it is proposed to set the gates, currently set back 5m, to 11m from the carriageway edge. This would allow a car towing a boat the clearance it needs to be safely off the highway if the gates are closed. The width of the access is wide enough to allow two cars towing a boat/or a car without a boat to pass each other.

The maximum number of movements created by the workshop at any one time is 3. This allows for 1 being worked on, one waiting to be worked on, and one waiting to be collected or returned to its owner. As a rule of thumb the family home could have the potential to create 6 trips a day. Therefore the daily vehicle movements created are low (no more than 10) and not considered to cause a material capacity impact.

The proposed parking allocation for 4 spaces seems reasonable. Standard parking spaces will be provided to store the boats either waiting to be repaired or waiting to be returned to their owner and should be 2.4m x 4.8m.

The increase height to the front boundary fence does not affect the visibility for a driver entering or exiting the driveway, as there is a good 5m hard standing outside the property before reaching the carriageway there is good forward visibility.

The construction phase of the site will also require a site plan to be submitted to the LPA indicating how the site will be managed during construction, especially during the levelling works, and how the access to the house will be maintained whilst construction is underway. This is due to the close proximity of the A259.

**Alison Meeus
Strategic Planning**

Gate

The gate shall be positioned at least 11m back from the edge of the highway in order that a vehicle may wait clear of the highway whilst the gate is being operated.

Reason: To ensure that the use of the highway by persons and vehicles is not obstructed by waiting vehicles

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

CONSTRUCTION (please provide information where applicable to the site)

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.