

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	30 November 2021
LOCATION:	22 Osprey Gardens Bersted PO22 9QG
SUBJECT:	BE/163/21/PL Erection of 1 No. dwelling. This site is in CIL Zone 4 and is CIL Liable as a new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the erection of a semi detached 2 storey, 3 bedroom dwelling. The site is located on Osprey Gardens which is a publicly maintained road (D classified road subject to a 30 mph speed limit).

The proposed plan demonstrate that the existing dropped curb to the site will be widened to provide a parking space for both the existing and proposed dwelling. No details of the proposed access width have been provided however this can be secured by condition. The applicant should be aware that any access works would be subject to a licence from the WSCC area engineer and must be constructed to a specification agreed with them.

Visibility at the existing access appears sufficient for the anticipated road speeds, given the no through nature of Osprey Gardens. The proposed erection of a single dwelling is not anticipated to result in a material intensification of use of the site.

The plans demonstrate that 1 parking space currently exists on the site frontage. The proposed plans indicate that this parking space will be retained and utilised by the proposed dwelling and an additional parking space will be provided to the site frontage of the host dwelling. The plans do not clearly demonstrate the size of the parking spaces however details of this can be secured by condition. The applicant should be aware that their parking space should meet minimum specifications of 2.4 x 4.8m. If the parking space is in front of a means of escape for example a front door the parking space should have a minimum depth of 6m.

The Arun Parking Standards expect that a minimum of 2 parking spaces should be provided for a dwelling of this size and location. As such the proposal may result in an overspill parking demand of 1 space. Whilst on-street car parking is limited in the immediate vicinity we would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The LPA may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The proposed plans do not demonstrate whether the existing garage is to be demolished or retained. The plans also do not demonstrate secure and covered cycle storage for the proposed dwelling. If the garage is to be retained this could be utilised for cycle storage however clarification of whether the garage will be allocated to the proposed dwelling would be sought. Details of cycle storage can be secured via condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

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-f or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

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

Jack Elliott

West Sussex County Council – Planning Services