

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davies
FROM:	Highways, WSCC
DATE:	17/08/2018
LOCATION:	1, Finch Gardens, Bersted, PO22 9EQ
SUBJECT:	BE/74/18/PL Erection of 1 No. attached dwelling.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

The site is accessed from Finch Gardens, an unclassified road with a speed limit of 30mph.

Access

In order to allow legal access to the proposed parking on the frontage for both the existing and proposed dwelling, the current extent of the dropped kerb would need to be extended or a new vehicle cross over (VCO) would need to be created. The extent of the required dropped kerb should be shown on a plan.

The applicant would be responsible for liaising with the relevant utility company and other relevant parties to relocate the lighting pole at least 1.5m from the edge of the proposed dropped kerb, as well as covering the cost of the relocation works.

Parking

The WSCC car parking calculator would envision a total of 5 car parking spaces for both the existing and proposed dwellings. The minimum car parking dimensions as stated in Manual for Streets (MfS) are 2.4m x 4.8m. The parking area for the existing dwelling would only be wide enough to accommodate 1 car parking space that meets MfS standards. The parking area for the proposed dwelling is not deep enough across the total width to accommodate 2 vehicles without overhanging the footway, therefore only 1 car parking space that meets MfS standards can be provided for this dwelling also.

Conclusion

The applicant should provide a plan showing the proposed extents of dropped kerb required before re-consulting the LHA.

Jayne Colbert
West Sussex County Council – Planning Services