

Sent: 28 November 2013 15:24

To: Planning.Responses

Subject: Re: Fw: Planning Consultation on: BE/91/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 25/11/2013

**FROM: Jamie Brown TO: Arun District Council
FAO: Simon Davis**

SUBJECT: BE/91/13-Erection of 1 x four-bedroom detached bungalow.

Land north of, 258 & 260, Chichester Road, North Bersted, Bognor Regis, West Sussex, PO21 5AX

RECOMMENDATION:

Advice	X	Modification	More Information
Objection		No Objection	Refusal

S106 contribution total (see below for breakdown): £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 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.

You will be aware that WSCC previously commented on site nearby to this application under BE/102/11 which proposed 2 dwellings using an existing access onto the A259. From the highway point of view no objections were raised to the proposal.

This proposal will utilise a shared access onto the A259 (Chichester Road). From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Chichester Road. However I would request the applicant provides a further plan showing available visibility splays at the new point of access, in line with the guidance set out within Manual for Streets for a 30 mph road which is 43 metres.

In terms of parking the proposed development does fall within the latest WSCC car parking standards. In terms of parking layout there would appear to be an adequate area of hardstanding available within the site to permit turning.

From the information submitted and the previous history related to this site, no concerns would be raised from the highway point of view.

If the LPA are minded to approve this application a condition securing parking and visibility splays of 2.4 by 43 metres should be included.

Jamie Brown
Strategic Planning

Katie Kurek/SU/WSCC

05/11/2013 11:54

Subject Fw: Planning Consultation on: BE/91/13/

01/11/2013 13:34

Subject Planning Consultation on: BE/91/13/

To: **WSCC(ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: BE/91/13/

Registered: 31st October 2013

Site Address: Land north of 258 & 260 Chichester Road Bognor Regis PO21 5AX

Grid Reference: 492398 100694

Description of Works: Erection of 1 No. four-bedroom detached bungalow

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 05-DEC-13.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so

please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted [REDACTED]
[REDACTED]

Regards
Planning Officer

consultee_email

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