

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S David
FROM:	WSCC - Highways Authority
DATE:	5 February 2020
LOCATION:	The Cottage Piggeries Church Lane Barnham PO22 0DB
SUBJECT:	BN/6/20/PL Partial demolition of existing structures, 1 No.new dwelling (1.5 storey) with separate 1.5-storey double garage, existing mobile home to be replaced with new, smaller mobile home (resubmission following BN/47/19/PL). This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

History & Context

The application site has a complex planning history which I have summarised below.

BN/59/04 - 2 x 5 Bed Houses - Highways objection citing inadequacies of the access point were eventually overcome by a proposed change to the alignment of Church Lane which would have been the subject to a Legal Agreement or Grampian type condition. A subsequent appeal was dismissed as the proposal was contrary to the local planning policy at the time that precluded development in the countryside.

BN/22/11 - Proposed siting of a static caravan for residential occupation. No highways concerns were raised on the basis that the site historically held a residential use and that there would be no intensification of use at the site access point. The application was permitted.

BN/19/18 - Proposed the erection of 1 x dwelling at the south eastern part of the plot. This was in addition to the mobile home approved under BN/22/11. No highways concerns were raised after evidence was submitted demonstrating that the access point had previously legally served 2 dwellings. The application was permitted.

BN/9/19 - Proposed the replacement of an existing residential mobile home (as approved under (BN/22/11) with new dwelling & detached garage. No highways concerns were raised. The application was withdrawn by the applicant.

BN/47/19 – Proposed the partial demolition of existing structures and erection of a new 1.5 storey dwelling with separate single storey double garage. The proposal included the replacement of an existing mobile home. No highways concerns were raised and consent was granted by the Local Highways Authority.

BN/105/19 – Subsequently sought the removal of Condition 2 of BN/47/19/PL which has restricted the occupancy of the replacement mobile home. No overriding highways concerns were raised, the application was subsequently withdrawn.

The proposal subject of this application seeks the erection of a new dwelling with separate 1.5 storey double garage, while also replacing the existing mobile home with new, smaller 1 bed mobile home. The 1st floor garage now included what appears to be a one bedroom annex studio type accommodation.

In highways terms the principle of replacing the mobile home with a dwelling was established as acceptable under BN/9/19 & BN/47/19. BN/105/19 accepted that even without any occupancy condition of the replacement caravan the Local Highways Authority would not be in a position to establish any intensification of use at the site.

In order to fully assess the parking and access requirements the Local Highways Authority require clarification if the replacement caravan and garage accommodation will be independent dwellings or linked to the parent dwelling. Please can the able be clarified with the applicant and re-consult. At which time substantive highways comments can be provided.

Ian Hayward
West Sussex County Council – Planning Services