

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC - Highways Authority
DATE:	30 June 2022
LOCATION:	25 Pevensey Road, Bognor Regis, PO21 5NS
SUBJECT:	BR/124/22/HH First floor side extension, barn end to gable end roof extension with 2 x side dormers and installation of crossover.
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.

Summary and Context

This proposal is for the erection of a first-floor side extension, roof extension with two side dormers and installation of vehicle crossover (VCO). The site is located on Pevensey Road, an unclassified residential road subject to a speed restriction of 20 mph.

WSSC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application BR/229/21/HH, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, following an inspection of the application documents, the LHA raise no highway safety concerns for this application. However, further dialogue with the local Highway Area Office may be required regarding the suitability of the proposed VCO.

Content

The applicant proposes a first-floor extension and roof extension, to provide a fourth bedroom. Considering this, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

Regarding access, the applicant proposes to drop the entire kerb fronting the property, providing an approximate 15m wide VCO. The applicant has demonstrated suitable visibility splays for the proposed point of access on to Pevensey Road.

The proposed access works will be subject to a licence obtained through the local Highway Area office and constructed to a specification agreed with the local Highway Area Engineer. The applicant should be made aware that under current Area Office guidance, the maximum permitted width for a VCO is 6.4m. As the proposals include a widening to 15m, the proposed access works are unlikely to be granted a licence and therefore, the applicant is advised to reduce the access width to at least 6.4m prior to applying for a VCO licence.

In addition, parts of the site frontage are below the minimum required depth of 4.8m. The plans demonstrate a car parking space positioned parallel to the edge of the highway. Typically, car parking spaces should be positioned perpendicular to the

highway and as such, further dialogue with the Area Office may be required regarding this also.

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.

However as mentioned above, some elements of the proposed VCO are contrary to current Area Office guidance and as such, may not be granted a licence. The applicant is advised to contact the local Highway Area Office to gauge the suitability of the access proposals.

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

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-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

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

Kyran Schneider
West Sussex County Council – Planning Services