WEST SUSSEX COUNTY COUNCIL **DATE: 28/07/2010**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Arun District Council**
FAO: S. Leeson

SUBJECT: BR/145/10-2no. 3 bedroom dwelling houses and removal of rear single storey extension to existing property.

Land adj to, 7, Nelson Road, Aldwick, PO21 2RY

CONSULTATION DATE: 14/07/2010

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: £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.

Upon inspection of my records it would appear that West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. BR/289/09 which is a comparable application to this one, no concerns were initially raised. In principle my comments will now be similar.

The proposed new dwellings will be served by new access points onto Nelson Road. As the accesses are only serving the two dwellings, a 4.0 metre wide access would be required. Any works on the highway must be agreed with the WSCC Local Engineer and carried out under licence. I would also require each driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

The proposed car parking provision is within and does not exceed the WSCC Maximum standard. The site is located in an accessible location with Bognor Regis town centre and passenger transport facilities are within reasonable walking distance. With this taken into account cycle parking should be included; this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). To accommodate cycle parking it would be recommended that any cycle store should have minimum dimensions of 2m x 1m.

As stated above off-street car parking is shown but there is no on-site turning space. From measuring the submitted plan, there is inadequate space to be able to provide this facility. This will inevitably result in vehicles reversing onto the public highway. However visibility splays for vehicles have been shown on the proposed plan number 002C; these would appear to be achievable and should be secured via condition. It would appear that other properties have similar arrangements with regard to their driveways with no apparent omission.

Nevertheless I would request that visibility splays for pedestrians are present at the new point of access onto Nelson Road. These should be 2 by 2 metres and should be kept free of all obstructions over 0.6 metres in height.

On the understasnding that cycle parking is inlcuded, pedestrian and vehiuclar visibilty splays are provided, no signiifcant concerns would be raised to this application.

If the LPA are minded to approve this application, a condition securing the new access, cycle parking and provision of pedestrian and vehicular visibility splays prior to occupation of the dwellings should be included.

INFORMATIVES
1. The applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO20 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

2. INF8 West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

Jamie Brown
Local Development