Nicola Spencer

From: [redacted]

Sent: 23 August 2013 14:49
To: Planning Responses
Cc: [redacted]
Subject: Fw: Planning Consultation on: BR/161/13/

Please could this Local Development Response be distributed to the relevant officer please.

I have copied Clr Oppler into this correspondence to ensure that he is aware of issues being raised or events that are happening in his constituency.

Kind Regards

Ian Hayward

WEST SUSSEX COUNTY COUNCIL **DATE: 23/08/2013**
STRATEGIC PLANNING CONSULTATION

FROM: Ian Hayward **TO: Arun District Council**
FAO: Mrs J Chapman

SUBJECT: BR/161/13 - Dropped kerb, for driveway.

2, Corbishley Road, Bognor Regis, West Sussex, PO22 9HR

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 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.

This application seeks to install a dropped kerb to create one off street car parking space to serve 2 Corbishley Road. Corbishley Road is 'C' classified and subject to a 30 mph speed limit.

Appropriate vehicular visibility can be wholly achieved by land considered to be public highway by virtue of the pedestrian footway in this location. It is appreciated that the access will be approximately 30 metres from the junction with Orchard Way, however it would not be anticipated that vehicles would be travelling at 30mph when joining Corbishley Road from Orchard Way.

2x2 pedestrian visibility splays should be provided, these will have an impact ton the adjacent hedging and can be secured via condition.

The off street car parking space should measure 2.4 x 4.8 metres and from scaling the plans provided this would be achievable, even though it has not been fully demonstrated on the plans provided. I would be minded to ask that the plans and details of the off street car parking space are secured via condition and constructed in a bound surface.

From the information provided no anticipated highway safety concerns would be raised to this application.

If the LPA are minded to grant planning consent the following conditions and informative note would be advised.

Access
No part of the development shall be first occupied until such time as the vehicular access serving the proposed use has been constructed in accordance with the approved drawing.
Reason: In the interests of road safety.

Pedestrian Visibility
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Corbishley Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Car parking space
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

Informative
Minor Highway Works
The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward
Strategic Planning

<planning.responses@arun.gov.uk>

02/08/2013 16:30

To <[redacted]
cc
Subject Planning Consultation on: BR/161/13/

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)
- Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling

APPLICATION NO: **BR/161/13/**

Registered: 30th July 2013

Grid Reference: 493359 100531

Description of Works: Dropped kerb, for driveway.

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-SEP-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.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Mrs J Chapman who can be contacted on telephone number 01903 737657.

Regards
Planning Officer

consultee_email

http://www.arun.gov.uk

NLPG UPRN 100062237016
DX 57406 Littlehampton

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