

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis	
FROM:	Highways, WSCC	
DATE:	26/09/2018	
LOCATION:	9, Westloats Lane, Bognor Regis, West Sussex, PO21 5JZ	
SUBJECT:	BR/219/18/PL Demolition of 1 No. existing building & erection of 2 No. 2 bedroom & 2 No. 1 bedroom dwellings.	
DATE OF SITE VISIT:	N/A	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal	
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.

This proposal is for the demolition of existing dwelling and erection of 2 x 1 bedroom houses and 2 x 2 bedroom houses. The site is located on Westloats Lane, an unclassified residential road subject to a speed limit of 30mph.

The site does not currently benefit from vehicular access onto Westloats Lane. The proposed plans indicate that vehicular access will be provided for the proposed dwellings however the extent of the proposed vehicle crossover(s) (VCO) has not been demonstrated on the plans. Details of the proposed VCO(s) can be secured via condition. The applicant should be aware that a licence will be required for the VCO(s) and must be constructed to a specification agreed with them.

Vehicular visibility onto Westloats Lane appears sufficient for the anticipated road speeds. Due to the presence of on-street parking and traffic calming features, vehicles are not anticipated to be exceeding the posted speed limit in this location. Furthermore, Westloats Lane has good forward visibility in this location and in addition to this; an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. As such there is no evidence to suggest that a net increase of 3 dwellings would exacerbate an existing safety concern.

The proposed plans indicate that a total of four parking spaces will be provided for the development - one space for each dwelling. The WSCC car parking demand calculator expects that six parking spaces would be required for a development of this size and location. Any overspill parking could be accommodated on-street. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties appear to have similar arrangements which operate without evidence of highway safety concern.

The site is located within walking distance of local primary and secondary schools as well as local shops and bus stops providing access into Bognor Regis and Chichester. The applicant proposes secure and covered cycle storage within the rear gardens of each property in order to further encourage sustainable transport options.

In conclusion, the LHA does not consider that the proposal for four dwellings would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

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

Conditions

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking (details approved)

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

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 01243 642105.

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

Nicola Fry

West Sussex County Council – Planning Services