

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 26 September 2017 13:10
To: Planning.Responses
Cc: David X Edwards
Subject: RE: Planning Consultation on: BR/229/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 26/09/2017

FROM: Katie Kurek

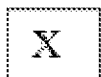
TO: Arun District Council
FAO: S Davis

SUBJECT: BR/229/17/PL - Erection of 4 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).

Land to rear of 41 - 47, Pevensey Road, Bognor Regis, West Sussex, PO21 5NY

DATE OF SITE VISIT: 16/11/2016 for BR/200/16

RECOMMENDATION:



Advice

S106 contribution total (see below for breakdown): £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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application BR/200/16 for 4 x dwellings and 2 x garages to which the LHA requested further information and demonstration of refuse collection arrangements.

Access and Visibility

As per previous comments the existing access will be utilised with the existing dropped kerb providing a 4.5m wide access into the site. The existing dropped kerb will also facilitate access to a single off street car parking space per

existing dwelling (no. 43 and 45). As previously, the access road will narrow to 3.5m however, there is space available for a car to wait at the entrance in the instance of a car exiting the site at the same time. We would advise that an Access Protection Line is included across the existing dropped kerb to deter parking across this existing access point.

The LPA should refer to our previous comments regards vehicle visibility splays and pedestrian splays which have previously been assessed under BR/200/16 as suitable. Vehicle visibility splays are achievable entirely within publically maintained highway and pedestrian visibility splays can be secured via condition.

Parking and Turning

The parking arrangements and layout has been altered. A single detached garage will provide a single space for no. 45 and a space fronting this. The remaining detached garage space and space fronting this will be allocated to Plot 1. Plot 2 has an integral garage. The internal dimensions of this garage do not meet required to be counted as a parking space. We would advise this be widened to 3m so that this space and hardstanding fronting will count as two allocated spaces for plot 2. Plot 3 is served by one external car parking space and will have an allocated space within the remaining forecourt spaces. Two of these forecourt spaces will also be allocated to plot 4. The two remaining forecourt spaces should be kept as unallocated parking for the development as a whole. On the basis of the allocated spaces described above a total parking demand of nine spaces is envisioned for the development. With ten total spaces the LHA consider that parking quantity is suitable for the development's needs. Sufficient space is available within the site to allow cars to turn and exit on to Pevensy Road in a forward gear.

Although we would advise that plot 2 garage be widened internally the LHA are satisfied that sufficient parking provision is available on site without this being counted toward allocated parking provision and therefore do not raise any concerns to parking and turning arrangements demonstrated.

Refuse Collection & Fire Appliance Access

The refuse collection will be from the roadside as per existing dwellings. A point for collection has been shown approximately 10m from the roadside meeting bin collection distances. These arrangements omit the need for a refuse collection vehicle to turn on site.

Swept path for a fire vehicle has been demonstrated accessing the site from the centre of the road – in case of on-street parking. Whilst on-street parking close to the junction with Firth Road may impinge on this swept path the LHA are satisfied with these arrangements from a highway safety point of view. The applicant should be aware that demonstration of fire safety measures may be required to meet building regulations, though this is not a material planning consideration.

Conclusion

On balance the LHA are satisfied that safe and suitable access has been demonstrated and therefore the proposals meet with paragraph 32 of the National Planning Policy Framework and there are no highway safety grounds to resist the proposals.

If the LPA are minded to approve the following conditions should be secured:

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 site vehicular access onto Pevensy Road in accordance with the approved plan. 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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

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

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to arrange for an Access Protection Line (APL) to be extended across the existing dropped kerb access point on to Pevensey Road.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 14 September 2017 11:49

To: SU Local Development

Subject: Planning Consultation on: BR/229/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION **BR/229/17/PL**
NO:

Registered: 8th September
 2017

Site Address: Land to rear of 41 - 47 Pevensey Road Bognor Regis PO21
 5NY

Grid Reference: 492165 99854

Description of Works: Erection of 4 No. dwellings, 1 No. detached garage, parking &
 alterations to existing access & driveway (resubmission
 following BR/200/16/PL).

The Council have received the above 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 12-OCT-17.

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.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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