

WEST SUSSEX COUNTY COUNCIL  
INFRASTRUCTURE CONSULTATION

DATE: 30/9/2008

FROM: Liam Riddy TO: Arun District Council  
FAO: Mr M Porter

SUBJECT: BR/276/08

4 Tennyson Road, Bognor Regis

Construction of 1x3 bedroom house on land adjacent to 4 Tennyson Road

CONSULTATION DATE: 17/9/2008

## RECOMMENDATION:

|           |                                            |              |                          |                  |                          |
|-----------|--------------------------------------------|--------------|--------------------------|------------------|--------------------------|
| Advice    | <input checked="checked" type="checkbox"/> | Modification | <input type="checkbox"/> | More Information | <input type="checkbox"/> |
| Objection | <input type="checkbox"/>                   | No Objection | <input type="checkbox"/> | Refusal          | <input type="checkbox"/> |

TAD 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.**

The Highways Authority was consulted previously on a similar application for this location under planning application no. BR/48/08 to which no objections were raised.

The proposal is for a single dwelling unit with access onto Tennyson Road via a new access point. This proposal has been considered using plans submitted with this application, in conjunction with other available map information. A site visit can be arranged on request.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Tennyson Road. We have also checked our most recently available verified accident records, which reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. The applicant is advised that in order for the proposed access to be constructed as planned it is possible that existing street lighting would need to be moved, for which the applicant would need to meet the costs of. Any plans to move street lighting would need to be agreed with WSCC prior to any access being formed, and Richard Bird would be the point of contact for such agreements.

The applicant is also advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO2 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Any approval of planning permission would be subject to the following conditions:

**Access**

No development of the site shall commence until the vehicular access serving the proposed dwelling has been constructed in accordance with the approved drawing.

Reason – In the interests of road safety.

***Construction plant and materials.***

No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason – To avoid undue congestion of the site and consequent obstruction to access.

***Cycle parking***

No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

**Liam Riddy**  
**Development Planning**