

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	11 April 2019
LOCATION:	25 Mons Avenue, Bognor Regis, PO21 5JN
SUBJECT:	BR/66/19/HH Two storey side extension and conversion of existing conservatory into pitch roof extension including installation of vehicular crossover to front.
DATE OF SITE VISIT:	N/A
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 Strategic Planning 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.

Summary

This proposal is for a two storey side extension and conversion of an existing conservatory into a pitch roof extension, with a new garage and installation of a vehicular crossover to the front of the property. The site is located on Mons Avenue, an unclassified road subject to a speed limit of 20 mph.

Access and visibility

Access to the site will be to the front of the property. Visibility splays were sufficiently demonstrated in the plans. The neighbouring property appears to have a similar access to the one proposed, and collision data provided to WSCC from Sussex Police from the last five years reveal there have been no reported injury accidents in the vicinity relating to road layout. Therefore there is no evidence to suggest the proposed vehicle crossover would exacerbate an existing concern.

Parking and turning

The proposed side extension includes the input of a garage. The internal dimensions of the garage will allow for one car to park inside. By using the WSCC Car Parking Demand Calculator, a property of this size in this location would create a demand for 2 cars. Therefore, any overspill parking would have to be accommodated on-street. Considering the proposed development will take 1 parked car off the street, the Local Highway Authority (LHA) considers the proposed development an improvement of the existing parking arrangement.

Turning on-site will not be achievable, so vehicles will have to exit the property in a reverse gear. Given that neighbouring properties have similar arrangements without incident, the LHA does not consider this detrimental to highway safety.

Conclusion

The LHA does not consider that the proposal 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 informative should be applied:

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/>

Kyran Schneider
West Sussex County Council – Planning Services