

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	13 May 2019
LOCATION:	Alloways, 33 Shelley Road, Bognor Regis, PO21 2SN
SUBJECT:	BR/76/19/PL Conversion of existing house into 2 No. 3 bed semi detached properties.
DATE OF SITE VISIT:	09/05/2019
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 the conversion of an existing house into two 3-bedroom semi-detached properties. WSCC previously submitted a response for this application dated 10/04/2019. However, following the submission of amended plans and a site visit on 09/05/2019, the LHA would like to add further comments.

Access and visibility

It was confirmed by site visit that the property access currently lacks a dropped kerb. Therefore this application would require a vehicle crossover (VCO) licence and must be constructed to a specification agreed with the Local Area Engineer. For a VCO to be approved, the property frontage must be at least 4.8 metres between the back edge of the pavement and the front of the property building. Given that part of the property frontage does not meet this minimum distance, a licence for the proposed VCO is unlikely to be granted for this application. It is advised that the plans are revised to meet minimum VCO criteria.

Parking and turning

The amended plans has an alternate parking layout, with 3 bays in front of the eastern property and 1 bay parallel to the highway to the front of the western property. Turning on-site will still not be achievable, so vehicles may have to exit the site in a reverse gear.

Sustainability

I refer you to my previous consultation response regarding comments on sustainability.

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. However, due to the points mentioned above, a VCO licence is unlikely to be granted for this application.

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

Condition

Cycle parking

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.

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

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-f-or-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-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Kyran Schneider
West Sussex County Council – Planning Services