

Recommendation Report

Application No.

EG/25/13.

Committee ☒

:

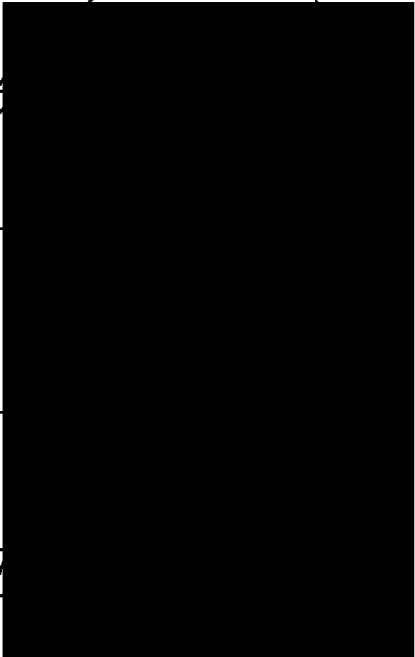
Date

3.7.13

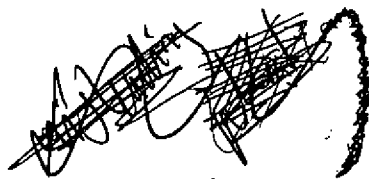
Delegated ☐

Recommend Permission ☒

Recommend Refusal ☐

	Date	Signature
Prepared by Case Officer	13.6.13.	
Agreed by Team Leader	13-6-13	
Agreed by H.O.P.S / P.C.M. (if required)	13/6/13	
Committee Plans	13.6.13	

Comments:


P. M. Smith
2


Amanda Scholes

From: Karen Garner on behalf of Planning.Responses
Sent: 31 May 2013 14:25
To: Planning Scanning; Amanda Scholes
Subject: FW: Fw: Planning Consultation on: EG/25/13/

Consultation response from WSE

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37467 | External: +44 (0) 1903 737711 | E-mail: karen.garner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Jamie.Brown@westsussex.gov.uk [mailto:Jamie.Brown@westsussex.gov.uk] **On Behalf Of**
[redacted]
Sent: 31 May 2013 14:25

To: Planning.Responses
Cc: Derek.Whittington@westsussex.gov.uk
Subject: Re: Fw: Planning Consultation on: EG/25/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 28/05/2013

FROM: Jamie Brown **TO:** Arun District Council
FAO: Janice Chapman

SUBJECT: EG/25/13-Provision of a drop kerb.

1 Hall Cottages, Barnham Road, Eastergate, West Sussex, PO20 3RS

CONSULTATION DATE: 03/05/2013

RECOMMENDATION:

Advice	X	Modification	More Information
Objection		No Objection	Refusal

S106 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.

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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposed crossover to access the driveway will require visibility splays of 2m for pedestrians, shown on the proposed plans; this will require any proposed planting to be no higher than 0.6m above the ground level and any existing foliage to be maintained in order to safeguard the visibility splay.

Vehicular visibility splays of 2.4 by 43 metres have been shown on the submitted plan and appear to be achievable. A licence from the WSCC local Community Highway Officer will be required prior to any access works taking place.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that could otherwise be parked on the highway in a location where there can be on-street parking by residents of adjoining properties. This would result in a noticeable narrowing of the existing available carriageway space.

If the LPA are minded to approve this application a condition securing the new access, pedestrian and vehicle splays should be included.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.

Phone: 01243 642105

Jamie Brown
Strategic Planning

To: **WSCC(ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

- Articles 16 & 18 Consultation before the grant of permission

Planning Permission for Works or Extension to a Dwelling

APPLICATION NO: EG/25/13/

Registered: 3rd May 2013

Site Address: 1 Hall Cottages Barnham Road Eastergate PO20 3RS

Grid Reference: 494851 105430

The Council have received the above planning 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 13-JUN-13.

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.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Mrs J Chapman who can be contacted on telephone number 01903 737657.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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EG/25/13

SITE VISIT DETAILS

ADDRESS:

1 Hall Cottages

TOPOGRAPHY:

Slightly uphill from road,

TREES:

None affected

Hedging 2.5m to front
hedging to side

BOUNDARY TREATMENT:

Access road to No 2

SITE CHARACTERISTICS:

Storeys: 1/2/3

Semi-/ Detached/ Terraced

Walls: Rough rendered painted cream

Roof: Tiled roof

Other: White Window frames

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Size of Plots:

Neighbouring windows:

Driveway on neighbouring
property

Other:

Chattel Style

All properties have vehicular access