

Iris Osbourne

From: Julie Grieves on behalf of Planning.Responses
Sent: 10 May 2013 15:43
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on: EP/111/12, Sea Lane/The Ridings -- FAO Anita Gardner
Attachments: EP11112.doc

From: [REDACTED]
Sent: 09 May 2013 12:35
To: Planning.Responses
Subject: Fw: Planning Consultation on: EP/111/12, Sea Lane/The Ridings -- FAO Anita Gardner

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 9th May 2013

FROM: Adam Charlton **TO:** Arun District Council
 FAO: Anita Gardner

SUBJECT: EP/111/12 - Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings); construct 3 detached houses; alterations and extensions (45 The Ridings).

45 The Ridings, 60-62, Sea Lane, East Preston, West Sussex, BN16 2TW

CONSULTATION DATE: 17th April 2013

RECOMMENDATION:

Advice	X	Modification	More Information	X
Objection		No Objection	Refusal	

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.

The proposal is for the demolition of 1 dwelling, and the erection of 2 dwellings with access onto Sea Lane via new access points, with the partial demolition of 1 dwelling and creation of 2 dwellings on The Ridings via new access points generating an overall increase of 2 dwellings.

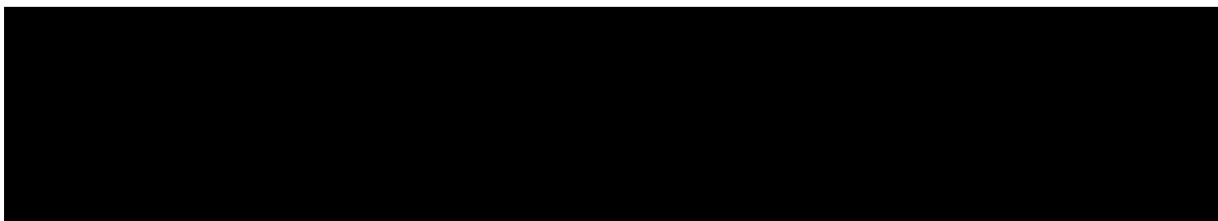
From an inspection of the plans alone the principle of the development from the Highway Authority's point of view is acceptable. However, there is an apparent shortfall in required visibility at the 4 points of access onto Sea Lane. Please submit plans demonstrating that visibility splays of 2.4m by 43m to the nearside kerb in a southerly direction can be achieved. These splays must be free of obstructions above 0.6m high, and also not cross third party land with the exception of publically maintained highway or footways. Please also include the full extent of the visibility splays.

The Ridings, which is a private road does not need to conform to these requirements.

Please re-consult with the requested plan.

Adam Charlton
Strategic Planning

Adam Charlton | Monitoring and Records Technician (s106 and GIS), Strategic Planning, West Sussex County Council
Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1QT
Internal: 82031 | External: 01243 382031 | E-mail: adam.charlton@westsussex.gov.uk



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

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended) - Articles 16 & 18 Consultation before the grant of permission**

Planning Permission

APPLICATION NO:

EP/111/12/

Registered:

17th April 2013

Site Address:

45 The Ridings and 60-62 Sea Lane East
Preston BN16 2TW

Grid Reference:

Description of Works:

Demolish 1 house (60 Sea Lane); partially
demolish 1 house (45 The Ridings);
construct 3 detached houses; alterations
and extentions (45 The Ridings)

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 23-MAY-13.**

You can also monitor the progress of this application through the Council web site:

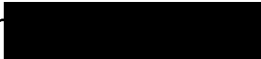
www.arun.gov.uk/planning

**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.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone

number



Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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