

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 28th September 2017

FROM: Emma Avis **TO: Arun District Council**
FAO: Mrs A Gardner

SUBJECT: EP/121/17/PL - Demolition of existing dwelling & construction of 6no. new flats and associated external works and storage.

16, Worthing Road, East Preston, BN16 1AZ

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

The Local Highway Authority (LHA) has been consulted on the above application in relation to any highway safety or capacity concerns.

The development proposes to demolish the existing dwelling and erect a single block accommodating 6 two bedroom flats. The proposal also includes the provision of 9 parking spaces. Each parking space should measure 2.4m x 4.8m. It is proposed that the existing dropped kerb/crossover is extended to serve the development; this should be 4.8m to allow two vehicles to pass, the site entrance should also be 4.8m wide to allow for two passing vehicles. A license from the area highway office will be required for the crossover extension works.

No TRCIS data is supplied with the application, although it is not expected for the proposal to give rise to any highway capacity concern that could be considered severe.

It is noted that visibility splays of 2.4m x 43m have been shown on the visibility plan. The splay to the east has been drawn to the opposing kerb line and it should be drawn to nearside kerb edge; however access protection markings are in place at the point of access to protect the access from vehicles parking too close to the access. Whilst vehicles may park along Worthing Road in this location there is a TRO in place to restrict this (No waiting 10am – 1am and 2.00-3.00pm Mon – Sat). Vehicles may park within the splays at certain times in the day Manual for Streets (MfS) under section 7.8.5 covers parking in visibility splays in built up areas, it is quite common yet doesn't appear to create significant problems in practice. Section 7.8.3 also covers vehicles exiting from the back edge of a footway and explains that emerging vehicles/drivers will take account of people on the footway and the surrounding area to emerge more cautiously onto the highway. The LHA would raise no concerns to the proposed access proposals.

The following conditions and informative note should be added to any grant of planning consent.

Conditions:

- **Visibility**
No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Worthing Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free

of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- **Pedestrian Visibility**

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Worthing Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- **Car parking space**

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

- **Cycle parking**

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- **Construction plant and materials**

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

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

Informative:

- **Minor Highway Works**

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Emma Avis
Planning Services