

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 25/11/2010

**FROM: Liam Riddy TO: Arun District Council
FAO: James Smith**

SUBJECT: EP/123/10

Crinnis House, Seafield Road, East Preston

Outline application for new dwelling

CONSULTATION DATE: 4/11/2010

RECOMMENDATION:

Advice	☒	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.

The application concerns an outline proposal for the erection of 1 new dwelling via a new access point onto Seafield Road, which is a private road, in close proximity to its junction with Sea Road, which forms part of the adopted road network.

A new access in this location, close to the junction, would potentially impact on highway safety, and therefore WSCC would recommend that the plans be **modified** to provide a shared 4.5m crossover for the new dwelling and Crinnis House.

The Applicant is advised that the application may not be considered to include sufficient space for the expected number of vehicles at the development. In this instance, the applicant should demonstrate that the total number of parking spaces available at the development, either through provision of off-street parking spaces, on-street spaces (on or off the public highway) or a combination of both, is sufficient to accommodate the expected number of vehicles at the development. If some or all vehicles are expected to park on the public highway, then the applicant will need to demonstrate, using a car parking capacity survey, that there is sufficient available space to accommodate the expected number of vehicles. Guidance on the County Council's approach to residential parking and car parking capacity surveys can be found on our website.

WSCC has no objections to the principle of the application, providing that the Applicant modifies the proposal to include a shared access rather than constructing a new access. Furthermore, WSCC would recommend that the following conditions be attached to if the LPA are minded to grant this application planning permission:

- Access
- Car Parking

- Cycle Parking
- Means of access (Seafield Road only)
- Surface Water Drainage
- Construction Plant and Materials

WSCC can advise on the appropriate wording for these conditions if necessary.

Liam Riddy
Local Development