

**From:** Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations  
**Sent:** 02 October 2018 10:47  
**To:** Planning.Responses  
**Cc:** Zac Denton  
**Subject:** RE: Planning Consultation on: EP/127/18/HH

Please find attached highways comments for EP/127/18/HH.

Any queries please do not hesitate to ask.

Kind regards

*Katie*

**Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner**  
County Highways Team – Planning Services - Economy, Planning and Place Directorate  
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH  
[REDACTED]

**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 14 September 2018 12:55  
**To:** SU Local Development  
**Subject:** Planning Consultation on: EP/127/18/HH

To: WSCC( ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 -**  
**Articles 16 & 18 Consultation before the grant of permission**  
**Planning Permission for Works or Extension to a Dwelling**

**APPLICATION** EP/127/18/HH  
**NO:**

**Registered:** 14th September  
2018

**Site Address:** 81 Sea Road East Preston BN16 1LN

**Grid Reference:** 507175 102007

**Description of** Vehicular access over pavement & aggregate driveway to

**Works:** front of property.

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The Council have received the above 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 18-OCT-18.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://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 Zac Denton who can be contacted on telephone number 01903 737500 x37447.

Regards  
Planning Officer

consultee\_email

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

DX 57406 Littlehampton

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## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                  |                                                                                                                                                                                                                                            |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                       | Arun District Council FAO: Zac Denton                                                                                                                                                                                                      |
| <b>FROM:</b>                     | Highways, WSCC                                                                                                                                                                                                                             |
| <b>DATE:</b>                     | 2 <sup>nd</sup> October 2018                                                                                                                                                                                                               |
| <b>LOCATION:</b>                 | 81, Sea Road, East Preston, Littlehampton, BN16 1LN                                                                                                                                                                                        |
| <b>SUBJECT:</b>                  | EP/127/18/HH<br>Vehicular access over pavement & aggregate driveway to front of property.                                                                                                                                                  |
| <b>RECOMMENDATION:</b>           | <input checked="" type="checkbox"/> Advice <input type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input type="checkbox"/> No Objection<br><input type="checkbox"/> More Information <input type="checkbox"/> Refusal |
| <b>\$106 CONTRIBUTION TOTAL:</b> | £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 Planning Services 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 Local Highway Authority (LHA) has been consulted on proposals for vehicle crossover (VCO) to serve 81 Sea Road and provide access to off-road parking for the existing dwelling. Sea Road is a 'C' classified local distributor road subject to a 30mph speed restriction in this location.

A license to construct the vehicular cross over would need to be obtained from the Arun Area Engineer. It should be noted that a licence at this location is unlikely to be granted due to the Area Office policy that a licence would not be granted for an access through a layby, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted.

Visibility splays from 2.4m back into the access have been demonstrated. From an inspection of the plans these pass through neighbouring third party land and could not be maintained in perpetuity. Nevertheless the LHA are mindful that the presence of the layby means the line of cars travelling along the carriageway is in fact further west of the kerb line. When taken from 2.4m back from the line of travel visibility splays of at least 43m (as per Manual for Streets guidance for vehicle speeds of 30mph) are achievable entirely within the publically maintained highway and would therefore not require to be secured via condition.

Whilst visibility along the street edge is restricted by on-street parking, paragraph 10.7.1 of Manual for Streets 2 states that *Parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice. Ideally, defined parking bays should be provided outside the visibility splay. However, in some circumstances, where speeds are low, some encroachment may be acceptable.* Similar neighbouring accesses have been operating without evidence of highway safety concern.

It is also evident that there is sufficient space within the frontage of the dwelling for off-street parking without over-hanging the footway. A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements that have been operating without evidence of highway safety concern.

On balance the LHA could not substantiate highway safety grounds to resist the proposal. If the LPA are minded to approve, the following informative should be included:

## **INFORMATIVE**

*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 goes not guarantee that a vehicle crossover license 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-for-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-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

**Katie Kurek**  
**West Sussex County Council – Planning Services**