

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2017 09:11
To: Planning Scanning
Subject: FW: Planning Consultation on: EP/148/17/PL
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image009.emz

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

FROM: Naomi Hoyland **TO:** Arun District Council
 FAO: Ross Leal

SUBJECT: EP/148/17/PL - 1 No. dwelling with associated car parking, dropped kerb access & planting.

20, Lashmar Road, East Preston, BN16 1EY

Information **Advice** **No Objection** **Modification** **Refusal** **More**

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 Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal is for the erection of a single 3 bedroom dwelling with associated access and parking at the above address. Lashmar Road is a 'D' classified road with a 30mph speed limit at this location. Public Right of Way (PROW) no. 2127_1 runs along the length of Lashmar Road, therefore, the PROW team have been consulted separately on this application.

An inspection of the Design and Access Statement and site plan establishes that a new vehicle crossover (VCO) is proposed to facilitate access to the off-street parking spaces serving the new dwelling. A study of local mapping

demonstrates that it is likely that the crossover works will require the relocation of the street-lighting pole located on publicly maintained highway fronting the application site. These relocation works would need to be undertaken at the expense of the applicant. It is the responsibility of the applicant to liaise with the necessary parties to organise the moving of the street-lighting pole. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

The Design and Access Statement confirms that the existing VCO serving no. 20 Lashmar Road is to be closed off and a new VCO created to serve the revised parking arrangements at this address.

The two new proposed VCOs must be implemented under licence to a specification obtained from WSCC Highways.

Parking and Turning

A study of the online documents and plan establishes that 2 off-street parking spaces will be provided for the new dwelling. This is in accordance with the WSCC Parking Demand Calculator. The existing parking arrangements serving no. 20 will be re-configured to allow for 2 cars to park off-street on the property's frontage. The current access serving the existing driveway will be closed off.

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 vehicles that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents which results in a noticeable narrowing of the existing available carriageway space.

Sustainability

The site is in a sustainable location, within walking distance along street-lit footways of a range of local shops and other amenities. Nearby bus stops along North Lane provide good links on to larger towns and cities further afield and Angmering train station is within 0.7 mile. It is noted that cycle storage is to be provided as part of the proposal, promoting further alternative modes of sustainable transport. This should be covered and secured and of sufficient size to serve the development and can be secured via condition.

Conclusion

In conclusion, it is not anticipated that the proposal will be detrimental to highway safety or cause a material increase in local traffic, therefore, the Local Highway Authority would not wish to raise any objections. Should the LPA be minded to approve the application then the following conditions and informatives should be included:

Access closure

No part of the development shall be first occupied until such time as the existing vehicular access onto Lashmar Road has been physically closed in accordance with the approved plans.

Reason: In the interests of road safety.

Access

No part of the development shall be first occupied until such time as the vehicular accesses serving the new dwelling and the new parking arrangements at no. 20 Lashmar Road have been constructed in accordance with the approved drawing.

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 the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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.

Informative:

The applicant is advised to contact WSCC Highways (01243 642105 or <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>) to obtain formal approval from the highway authority to carry out the site access works and kerb reinstatement on the public highway.

Informative:

Street-lighting Pole - The applicant is advised to contact the operator of the street lighting/telecommunications pole to organise the moving/relocation works.

Naomi Hoyland
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 16 November 2017 11:50
To: SU Local Development
Subject: Planning Consultation on: EP/148/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: EP/148/17/PL

Registered: 16th November
2017

Site Address: 20 Lashmar Road East Preston BN16 1EY

Grid Reference: 507182 102520

Description of Works: 1 No. dwelling with associated car parking, dropped kerb access & planting.

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 21-DEC-17.

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 Ross Leal who can be contacted on telephone number 01903 737593.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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