

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC
DATE:	03/01/2019
LOCATION:	20, Lashmar Road, East Preston, Littlehampton, BN16 1EY
SUBJECT:	EP/182/18/PL 1 No. end of terrace house together with associated car parking, new vehicular access, garden shed & planting (resubmission following EP/148/17/PL).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£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.

This proposal is for the erection of a single 2 bedroom dwelling with associated access and parking. Lashmar Road is a 'D' classified road with a 30mph speed limit at this location.

WSCC in its capacity as Local Highways Authority (LHA) was consulted on an application at this site under ref: EP/148/17/PL to which no highway safety concerns were raised. The application was refused by the LPA on separate grounds.

Access

An inspection of the Design and Access Statement and site plan establishes that a new vehicle crossover (VCO) is proposed to provide 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. The plans indicate that this will be covered and secured and of sufficient size to serve the development.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

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 the approved plan.

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

Informative:

Vehicle Crossover – Minor Highway Works

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 does not guarantee that a vehicle crossover licence 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/>

Informative:

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

Nicola Fry
West Sussex County Council – Planning Services