

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC - Highways Authority
DATE:	5th March 2019
LOCATION:	25 Myrtle Grove Littlehampton BN16 2SW
SUBJECT:	EP/20/19/HH Demolish existing sunroom, lean to canopy, and partially demolish existing garage. Erect side and rear extensions including replacement garage. Alterations to fenestration and external materials. Create additional access to private road for 'in and out' driveway
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 ONTRIBUTION 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The proposal is for the demolition of existing sunroom, lean to canopy, and partial demolition of existing garage, erection of side and rear extensions including replacement garage, alterations to fenestration and external materials and the creation of an additional access to private road for an 'in and out' driveway. As Myrtle grove is a privately maintained road, these comments are for your advice only. The nearest publicly maintained highway is at the junction of The Ridings with Sea Lane approximately 400m southeast of the site.

Sea Lane is a an un-classified road subject to a speed limit of 30mph. Visibility at this junction appears sufficient for the anticipated road speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the junction. Therefore there is no evidence to suggest that the existing junction is operating unsafely or that this proposal would exacerbate an existing safety concern. The LHA do not anticipate that the proposed alterations to the development will result in an increase in vehicular traffic to and from the property. As a result there are no highway safety concerns.

Parking

The plans indicate that there is adequate parking space on the property to accommodate the parking requirements. The proposed garage meets the internal dimensions stated in Manual for Streets (MfS).

Conclusion

The Local Highway Authority (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 condition should be applied:

Conditions

Car parking space

Car parking must be constructed in accordance with the approved site plan and must be completed within 6 Months of property construction completion. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Stephen Garrard

West Sussex County Council – Planning Services