

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 April 2017 08:31
To: Planning Scanning
Subject: FW: Planning Consultation on: EP/41/17/PL
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image009.emz

On Behalf Of CCD Planning Consultations

Sent: 06 April 2017 13:27
To: Planning.Responses
Cc: Peter Evans
Subject: RE: Planning Consultation on: EP/41/17/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

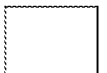
DATE: 06/04/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: Andrew Wood

SUBJECT: EP/41/17/PL - 1 No. dwelling & dormer to front elevation & velux roof windows to rear roof slope to 4 Beechlands Cottages.

Land adjacent to, 4 Beechlands Cottages, Beechlands Close, East Preston, BN16 1JT

RECOMMENDATION:



Advice

Modification

More

Information
Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £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 Strategic Planning 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 proposal is for new 3-bedroom end of terrace dwelling attached to no. 4 Beechlands Cottages. Beechlands Close is an unclassified no through road subject to a 30 mph speed restriction.

The existing side access to the garages at the rear will be retained though the available width reduced. Nevertheless it will still be sufficient in width for a single car to access the garages to the rear. Considering the low level traffic generation anticipated from these existing garages the Local Highway Authority (LHA) consider that a chance of conflict between vehicles travelling in opposing directions would be negligible. Furthermore, there is sufficient width to pull in off the highway at the entrance and wait in the event a car was exiting at the same time.

From an inspection of the plans and local mapping the existing terrace benefits from an extended dropped kerb along the frontage with single off street car parking spaces fronting each dwelling. The proposed dwelling will be served by an existing single off street car parking space and no further works onto the highway will be required.

Under WSCC Car Parking standards the LHA would envision demand for two car parking spaces for the proposed dwelling. Whilst space nearby on street for parking is limited the nearby Beechlands Close junction with Sea Road is protected by way of double yellow lines and therefore the LHA do not consider that additional on street parking as a result of the development could occur in locations that would be deemed detrimental to highway safety.

The site is in close proximity to a range of shops, local services and amenities as well as within walking distance of bus stops providing an option for sustainable modes of transport to be up taken. Secure and covered bicycle storage will be provided to the rear and this should be maintained in perpetuity.

The LHA do not consider that the single dwelling and car parking space will cause a 'severe' residual impact on the nearby highway network and the proposals are therefore not contrary to paragraph 32 of the National Planning Policy Framework and there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has 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 plans.

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

Katie Kurek
Strategic Planning

Sent: 21 March 2017 15:34
To: SU Local Development
Subject: Planning Consultation on: EP/41/17/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 EP/41/17/PL
NO:

Registered: 21st March
2017

Site Address: Land adjacent to 4 Beechlands Cottages & 4 Beechlands
Cottages Beechlands Close East Preston BN16 1JT

Grid Reference: 507175 102336

Description of Works: 1 No. dwelling & dormer to front elevation & velux roof windows
to rear roof slope to 4 Beechlands Cottages.

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 20-APR-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 Andrew Wood who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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