

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	23 July 2019
LOCATION:	Seahaven (Land East of Ash Hollow), Seafield Road, East Preston, BN16 1NA
SUBJECT:	EP/75/19/PL 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
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 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.

Summary

This proposal is for erection of a two-storey detached dwelling. The site is located on Seafield Road, a privately maintained road; consequently these comments are for your advice only. WSCC were previously consulted regarding highways matters for this site under the permitted application EP/105/16/PL, raising no objections.

Access and Visibility

The site is located on a privately maintained road. A new access onto Seafield Road is proposed, measuring approximately 3.9m in width. The applicant is advised to contact the proprietor of Seafield Road to obtain formal approval to carry out the site access works.

Access onto the maintained highway is at the junction with Sea Lane, approximately 45 metres west of the site. Sea Lane is an unclassified road subject to a speed limit of 30 mph. There is no apparent visibility issue regarding the access onto Sea Lane. Furthermore, an inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the junction. Therefore there is no evidence to suggest the junction is operating unsafely or that the proposal would exacerbate an existing concern.

Parking and Turning

3 car parking spaces are proposed for the property. This includes a parking area for 2 cars and a single car garage. The WSCC Car Parking Demand Calculator indicates that a property of this size in this location would require 3 car parking spaces, which the plans meet.

The parking area meets the minimum specifications for a double car bay of 4.8m x 4.8m as set out in Manual for Streets (MfS). The garage demonstrated in the plans has internal dimensions of approximately 3.4m x 6.3m. This meets the MfS minimum internal specifications for single car garages of 3m x 6m. A garage of this size will also allow for the secure and covered storage of cycles.

On-site turning does not appear to be achievable, so vehicles may have to exit the site onto the privately maintained road in a reverse gear.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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 informative should be applied:

Informative

The applicant is advised to contact the proprietor of Seafeld Road to obtain formal approval to carry out the site access works on the private lane.

Kyran Schneider
West Sussex County Council – Planning Services