WEST SUSSEX COUNTY COUNCIL **DATE: 07-07-2014**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Arun District Council**
FAO: Anita Gardner

SUBJECT: EP/80/14/PL - Demolish 1 house and construct 4 new dwellings (2 pairs of semi-detached houses). Resubmission of EP/111/12/

60 & 62, Sea Lane, East Preston, West Sussex

RECOMMENDATION:

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

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 Local Development 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. EP/111/12 to which no objections were raised.

A new application has been submitted altering the approved application EP/111/12 by proposing to building 2 pairs of semi-detached dwellings rather than 2 single dwellings on the eastern side of the application site. All 4 new dwellings will be accessed via Sea Lane using accesses approved under the previous application.

Each dwelling will have the benefit of a detached garage with additional ample off-street parking available. The visibility at the access on to Sea Lane remains the same as the previous application and therefore no concerns would be raised to this application from a highway safety perspective. However, I would advise that the same conditions used for EP/111/12 are secured for this application. These are: cycle parking, vehicular visibility and turning within the site.

Chris Pratt
Strategic Planning