

regard to FG/69/16/OUT, once again for Outline consent with access and layout to be considered for the erection of 4 x 3 bed bungalows. The Local Highways Authority maintained its position; however the application was refused by the Local Planning Authority. The decision was Appealed and permission granted by the Planning Inspectorate.

The application subject of this consultation seeks full consent for the erection of 4 x 3 bed bungalows. Given the principle of the development has previously been established as acceptable by the Planning Inspectorate the Local Highways Authority would not be minded to raise any overriding concerns with the development. Given the status of this part of Ferringham Lane as a private street WSCC as the Highways Authority are only able to offer the LPA advice on current guidance and standards.

Access

Access arrangements are to be as approved by appeal decision APP/C3810/W/17/3166634 for FG/69/16/OUT. Given the principle of this has been established as acceptable by the Planning Inspectorate the Local Highways Authority would not wish to raise any overriding concerns with this arrangement.

Parking

From inspection of the proposed site plan (628-02 Rev A) each dwelling will be provided with a hardstanding parking provision and a garage parking provision. An additional three car parking spaces will be provided, presumably to provide unallocated additional/visitor parking. I can confirm such a quantity of parking would be considered appropriate to meet the needs of the development.

However I note the proposed garages scale to 5.5 x 2.5 metres in size. WSCC advise that garages measure a minimum of 3 x 6 metres as per the West Sussex County Council Guidance for Parking in New Residential Developments September 2010 document. It would be advised that the garages are increased in size to meet this advice; I would accept that such matters could be dealt with via planning condition. Should the garages be increase to this size they would also be considered large enough to facilitate the parking of cycles as per current sustainable travel policies.

Layout

Full swept path tracking for fire and refuse vehicles has not been provided within the current application documents. I would be minded to accept that the layout proposed does have an open area larger than that demonstrated for turning of large vehicles under FG/69/16/OUT and would therefore be considered acceptable.

Conclusion

The Local Highways Authority would not be minded to raise any overriding concerns with the proposed development, however would advise that the proposed garages are increased in size as described above.

If the LPA are minded to grant planning consent it would be advised that conditions 5, 6, 7, 8, as per the Planning Inspectorate Appeal Decision APP/C3810/W/17/3166634 are once again applied. Please note the wording of Condition 8 would require the advised revision to garage sizes to be demonstrated prior to determination.

Ian Hayward

Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 31 July 2017 11:03
To: SU Local Development
Subject: Planning Consultation on: FG/115/17/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 NO: FG/115/17/PL

Registered: 31st July
2017

Site Address: 44 Ferringham Lane Ferring BN12 5LU

Grid Reference: 509369 102264

Description of Works: 4 No. bungalows

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 31-AUG-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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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