

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 21 December 2017 09:04
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Please find attached amendment on planning application Ref: FG/115/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 20/12/2017

FROM: Ian Hayward **TO:** Arun District Council
FAO: Mr D Easton

SUBJECT: FG/115/17/PL - 4 No. bungalows.

Amendment received.

44, Ferringham Lane, Ferring, West Sussex, BN12 5LU

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice
Objection

✓

Modification
No Objection

More Information
Refusal

✓

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.

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 application and provided a response dated 21/08/2017. No Highways concerns were raised. Subsequently revised site plans have been provided. This consultation response should be read in conjunction with that provided 21/08/2017.

Upon review of these plans the garages have been increased in size to 3 x 6 metres and the dwellings have been repositions further west within in the site.

The garages are now considered to be adequately sized.

The repositioning of the dwelling has resulted in the area of hardstanding parking spaces allocated to each dwelling reduced. Hardstanding parking will now take place in the form of 1 space per dwellings provided in parallel fronting the dwellings.

Typically parallel hardstanding spaces should measure 6.0 metres in length to allow for manoeuvring room into and out of the space. The demonstrated spaces do not meet this guidance and the provision of spaces as shown does seem to restrict access to the dwellings front doors and side access points. The workability of the parking spaces would not be considered a matter for the Local Highway Authority though I can confirm that the provision of each dwelling with a garage and hardstanding space (+ shared visitor spaces) would be considered adequate to meet the demand of the development.

The repositioning of the dwellings may impact the ability for larger vehicles (Fire and Refuse) to turn on site. Swept path tracking plans should be provided to demonstrate that the ability for larger vehicles to turn on site has been retained. This turning area should not use any area allocated for resident parking.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 06 December 2017 09:34
To: SU Local Development
Subject: Please find attached amendment on planning application Ref: FG/115/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **FG/115/17/PL**
NO:

Registered: 31-JUL-17
Site Address: 44 Ferringham Lane Ferring BN12 5LU

Grid Reference:

Category: Plan Applicat'n
Description of 4 No. bungalows
Works:

I am able to inform you that I have received an amendment to the above application dated 29th November 2017 relating to:- revised plans - dwelling relocated on site

Click here to view the plans and documents

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 4th January 2018.

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.

Click here to make further comments

The officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

NLPG UPRN 100062237016

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