

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	21 November 2019
LOCATION:	Elm Lodge, Tamarisk Way, Worthing, BN12 5ER
SUBJECT:	FG/141/19/PL Erection of 1 No detached chalet style dwelling with integral garage; demolition of existing conservatory & porches & erection of single storey side extension & part single/part two storey side extension to Elm Lodge (resubmission of FG/220/18/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 Planning Services 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.

This proposal is for the erection of 1 detached chalet style dwelling with integral garage; demolition of existing conservatory and porches and erection of single storey side extension and part single/part two storey side extension to Elm Lodge. The site is located on Tamarisk Way, a privately maintained road consequently these comments are for advice only. The privately maintained road meets the publicly maintained highway at the junction with Sea Lane, a C-classified road subject to a speed limit of 30mph.

The LHA was consulted on a similar application under ref: FG/200/18/PL for the erection of one dwelling with integral garage. The LHA raised no highway safety concerns tot he proposal, however the LPA refused the application on separate grounds. The decision was appealed and subsequently dismissed.

Access and visibility

The plans indicate that a new access to the site is proposed for Tamarisk Way. The applicant should obtain formal approval from the proprietor of the private lane to carry out any site access works.

Visibility at junction of Tamarisk Way with Sea Lane appears restricted in both directions. However, an inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the junction. Therefore there is no evidence to suggest that the existing junction is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

The proposed extensions to the existing dwelling are not anticipated to result in any highway safety concerns or capacity issues.

Parking and turning

The proposed plans indicate that two off-street parking spaces will be provided for the proposed dwelling and an additional parking space within the proposed integral garage. The plans indicate that the proposed integral garage meets minimum internal dimensions of 3 x 6m as set out in

Manual for Streets (MfS). This level of parking provision is anticipated to be sufficient for a dwelling of this size and location. A turn on site would be preferred however there is clearly insufficient space on site to accommodate this. However, neighbouring properties have similar arrangements and operate without evidence of safety concern.

Sustainability

The site is located within walking distance of bus stops providing access into Worthing; however, the roads leading to the bus stops are unlit and there are no footways. No local shops or services are located within a short walking distance of the site. As such, it is anticipated that there will be reliance upon the private car in this location. Cycling is a viable option within the vicinity and secure cycle storage is proposed within the integral garage.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed off-street parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. The applicant is advised that 1 active and 2 passive EV parking spaces would be anticipated for this development and should be provided in accordance with the above WSCC guidance and Arun Local Plan policy.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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 condition and informative should be applied:

Conditions

Car parking space

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

Informative

The applicant is advised to obtain formal approval from the proprietor of West Drive for the proposed site access works onto the private lane.

Nicola Fry
West Sussex County Council – Planning Services