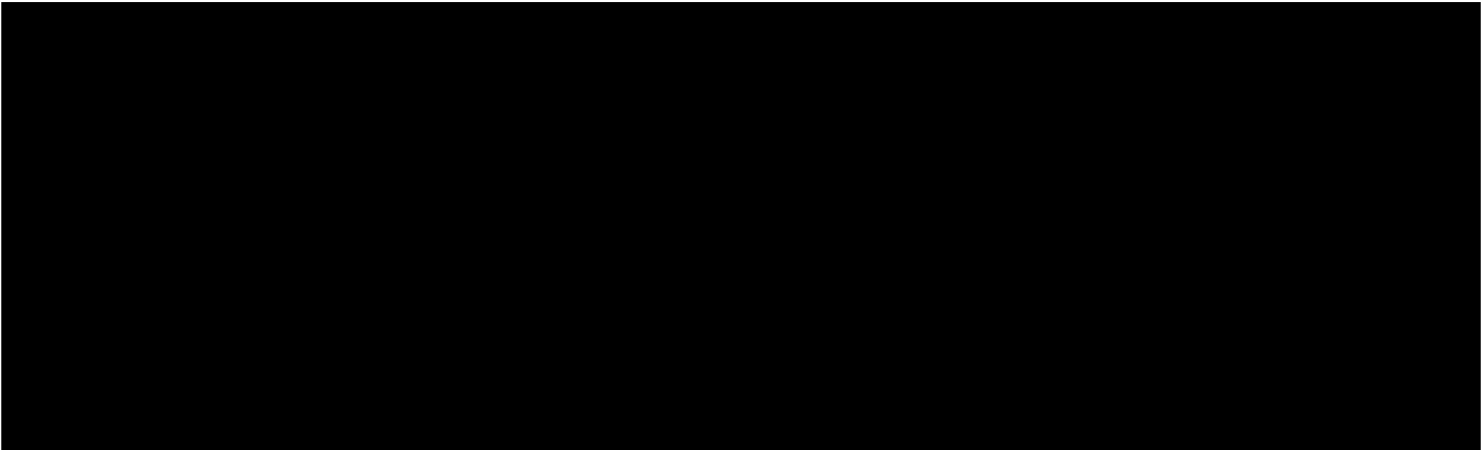




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-----Original Message-----



Sent: 24 January 2020 16:09

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number FG/152/19/PL at 40 Little Paddocks Worthing BN12 5NJ

Please could the attached response be distributed to the relevant case officer.

Regards

Ian Hayward

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr Z Denton
FROM:	WSCC - Highways Authority
DATE:	24 January 2020
LOCATION:	40 Little Paddocks Worthing BN12 5NJ
SUBJECT:	FG/152/19/PL Erection of 2 x 3 bed detached chalet bungalows with associated parking and amenity space including the demolition of the existing house and garage.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal seeks the demolition of 40 Little Paddocks and the erection of 2 x 3 bed dwellings.

Little Paddocks, and the neighbouring roads, are privately maintained. The most likely point of access to the maintained highway network would be at Sea Lane or Ferring Street, both of which are a significant distance from the application site. It would not be anticipated that the proposed would result in a material intensification of use of these access points.

Using the recently adopted Arun DC Parking Standards SPD, it would be anticipated that two dwellings of this size in this location would attract the demand for 2 spaces per dwelling.

Each dwelling is provided with a garage, though they scale to less than 3 x 6 metres and therefore are not counted towards parking provision. Hard standing spaces should measure a minimum of 2.4 x 4.8 metres. The southernmost dwelling has a driveway area large enough to park two vehicles off street. The northernmost dwellings only has a driveway large enough to park one vehicle off street. The LPA should consider requesting the hardstanding area and access be widened so that 2 off street spaces can be

provided. EV Parking should be provided in accordance with the Arun DC Parking Standards SPD.

The proposed garages would be considered acceptable for the parking of cycles, though the applicants may wish to provide an independent provision, such as garden shed or similar.

Any new access works will need to be agreed with the proprietor of Little Paddocks prior to implementation.

The Local Highways Authority does not consider that the proposal would have and 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.

Subject to the Local Planning Authority resolving the parking provision issue identified above; the following conditions would be advised:

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Ian Hayward
West Sussex County Council – Planning Services