

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr Z Denton
FROM:	WSCC - Highways Authority
DATE:	11 March 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. An amendment received.
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.

West Sussex County Council was consulted previously on Highway Matters for this application and provided a response dated 24/01/2020. No overriding highway concerns were raised though some advice was provided in relation to the sizing / design of the parking provision / garages. Subsequently revised plans have been submitted. The placement of the dwellings has been amended, as has the layout and size of the car parking provisions. The comments below have been prepared after review of the latest plans submitted 20/02/2020.

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. The garage for '39' scales to less than 3 x 6 metres so therefore would not count towards the parking provision. The garage for '40' scales to greater than 3 x 6 metres. Under the Arun DC Parking Standards SPD this space can be considered 0.5 of a parking space.

Hard standing spaces should measure a minimum of 2.4 x 4.8 metres. Each plot is provided with two hardstanding spaces that meet this size. In conclusion, the anticipated parking demand is catered for by the proposal.

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.

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