

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner	
FROM:	Highways, WSCC	
DATE:	24/10/2018	
LOCATION:	4, Sea Lane, Ferring, Worthing, BN12 5DS	
SUBJECT:	FG/168/18/PL Erection of 2 bedroom single storey dwelling to rear of existing property.	
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 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 a single storey two bedroom dwelling on garden land to the rear of 4 Sea Lane. Sea Lane is a C-classified road subject to a speed limit of 30mph.

The proposed dwelling will utilise the existing access to 4 Sea Lane, no alterations to the existing access are proposed. Visibility splays have not been provided at the access onto Sea Lane; however, an inspection of WSCC mapping indicates that visibility appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents as result of the road layout within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

The proposal will result in the removal of the existing garage and side extension to 4 Sea Lane. The access drive to serve the proposed dwelling will be 2.8m at the narrowest point. Whilst not strictly a matter for the Highway Authority, the applicant should be aware that access for fire appliances may need to be demonstrated in order to meet building regulations.

The proposed plans demonstrate that two parking spaces will be provided per dwelling. This is anticipated to provide sufficient parking for the development. The proposed spaces meet the minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). A turn on site is provided for both dwellings, enabling vehicles to exit onto the publically maintained highway in a forward gear.

The site is located within easy walking distance of a small variety of local shops and services and a primary school. Bus stops are located within walking distance of the site, providing access to Worthing, Littlehampton and Brighton. Cycling is a viable option within the vicinity and the applicant has proposed secure and covered cycle storage for the proposed dwelling to further encourage sustainable transport.

Conclusion

The LHA does not consider that the proposal for a single dwelling 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 conditions should be applied:

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

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

Nicola Fry

West Sussex County Council – Planning Services