WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	17 December 2021
LOCATION:	4 Sea Lane Worthing BN12 5DS
SUBJECT:	FG/203/21/PL Erection of 1 No. 2 bed single storey dwelling to rear of existing dwelling (Resubmission of previously approved FG/168/18/PL). This application is in CIL Zone 4 and is CIL liable as new dwelling.
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.

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 LHA was consulted on an identical application at this site under ref: FG/168/18/PL to which no highway safety concerns were raised. The LPA refused the application on separate grounds, however the application was approved at appeal.

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 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.

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. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

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 111), 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.

Electric Vehicle Charging Spaces
No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services