

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSSC - Highways Authority
DATE:	24 June 2021
LOCATION:	Rear of 7 Middleton Road, Felpham, PO22 6BL
SUBJECT:	FP/124/21/PL Detached double garage. This site is in CIL Zone 4 (Zero Rated) as other development.
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 Strategic Planning 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 WSSC map information. A site visit can be arranged on request.

This proposal is for the erection of a detached double-car garage. The site is located on Middleton Road, a B-classified road subject to a speed restriction of 30 mph.

WSSC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application FP/184/20/PL, raising no highway safety concerns. The LPA refused the application on grounds unrelated to highways. An appeal is ongoing for this decision.

The applicant proposes a double-car garage, which will provide parking for a dwelling approved under application FP/203/17/PL. From inspection of the plans, the proposed garage will have approximate internal dimensions of 6m x 5.6m. This falls slightly short of the minimum internal specifications for double-car garages of 6m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA cannot consider the garage for parking provision and advises the applicant to enlarge the garage to 6m x 6m.

Notwithstanding the above, the LHA acknowledge that the proposed garage will provide additional parking for the proposed dwelling. From inspection of the plans, there is space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

In conclusion, the LHA does not consider that this proposal would have 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. However, the applicant is advised to enlarge the proposed garage to meet MfS specifications for double-car garages of 6m x 6m.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details required)

No use of the garage shall take place until such time that the garage been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Kyran Schneider
West Sussex County Council – Planning Services