

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 21 September 2017 16:04
To: Planning.Responses
Cc: Hilary Flynn
Subject: RE: Planning Consultation on: FP/177/17/OUT

Please could this Strategic Planning Response be distributed to Richard Temple

I have copied Hilary Flynn into this correspondence to ensure that she is aware of issues being raised or events that are happening in her constituency.

Kind regards
Jodie

Jodie Wilkes | Technician, Planning Services, Economy Planning and Place, West Sussex County Council
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 01 September 2017 11:19
To: SU Local Development
Subject: Planning Consultation on: FP/177/17/OUT

To: **WSSC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission
Outline Consent

APPLICATION FP/177/17/OUT
NO:

Registered: 30th August
2017

Site Address: Rear of 9 Downview Road Felpham PO22 8HG

Grid Reference: 405092 100172

Description of Works:

Outline application with some matters reserved for 1 No. dwelling.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 05-OCT-17.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 18/09/2017

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: Richard Temple**

SUBJECT: FP/177/17/OUT- Outline application with some matters reserved for 1 No. dwelling.

Rear of, 9 Downview Road, Felpham, PO22 8HG

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £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 Local Development 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.

Summary

The application seeks outline permission for a single dwelling to the rear of 9 Downview Road, previously the LHA have been consulted on applications in this location under the reference number FP/114/04 and this was also for a single detached chalet bungalow, this application however sought for the creation of a crossover alongside it. Permission has been granted for the previous application although very few details exist regarding the proposal details on the Arun Planning Portal.

The LHA note that a crossover exists in this location and currently provides an in-out style access for the host dwelling.

From observation of the most up to date Sussex Police collision data, there appear to have been no highways accidents or personal injury claims at the point of access onto the highway.

Access and Visibility

The proposed uses the existing dropped kerb access and is served via a long access track approx 3.5m wide along its length and approx 40m in length. Visibility from the access appears sufficient for the use, the access has functioned and served the existing dwelling for some time with no Highways Safety concerns raised.

The access is wide enough for an average sized vehicle to navigate, although this arrangement would not be wide enough for two vehicles to pass one another, it is accepted that for a single dwelling the chance of conflict arising is minimal.

It is considered that refuse will be collected from the roadside due to the turn on site for a refuse vehicle not appearing achievable. The LHA advise that the access road exceeds the 30m minimum carry distance outlined in MfS for both residents and refuse workers to carry the bins. The applicant may wish to contact the relevant Waste Disposal authorities to further

ascertain if this proposal is acceptable. This would not be a highways consideration however this is an amenity consideration for the LPA to take account of.

Parking

Two parking spaces are demonstrated on the hardstanding fronting the proposed property and a single garage space. The garage space is substandard by WSCC standards; the garage measures 2.9 x 4.8m whereas WSCC standards denote that 3m x 6m would be acceptable. Space does exist within the site to achieve these garage dimensions and should be conditioned alongside any permission of this application.

Adequate space is achievable fronting the proposed property for parking and space is available for a turn on site to be provided although the landscaping has not been demonstrated within the documentation again this should be demonstrated at the Reserved Matters stage and conditioned alongside any permission.

Cycle parking can be accounted for in the 3m x 6m garage and therefore would not require additional provisions.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Conditions

Access Road

No part of the development shall be first occupied until the road serving the development has been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

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, including garage space of 3m x 6m. These spaces shall thereafter be retained for their designated use.

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

Jodie Wilkes
Planning Services