

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	8 October 2020
LOCATION:	7 Ambleside Close Bognor Regis PO22 8NG
SUBJECT:	FP/179/20/PL 1 No 3 bedroom detached chalet bungalow. This site is in CIL Zone 4 and is CIL Liable as new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 application is for the erection of a 3 bedroom dwelling on garden land to the east of 7 Ambleside Close. Ambleside Close is a no-through un-classified residential road subject to a speed limit of 20mph.

The proposal will utilise the existing access onto Ambleside Close, providing a shared driveway and two parking areas for both the existing and proposed dwellings. Whilst no visibility issues with the access arrangement are anticipated, the proposed driveway will be only 2.8m in width. It is unclear from the plans whether there will be an entrance gate to the proposed dwelling, the access width at this point appears to narrow to just 2.4m. The applicant should clarify whether an entrance gate is proposed.

The proposed parking area will provide two parking spaces for each dwelling, with no provision for vehicles to turn on site. The LHA note representations from neighbouring residents regarding the ability for vehicles to manoeuvre to and from the proposed spaces. The LHA request that the applicant demonstrate via swept path tracking that vehicles can sufficiently enter and exit each proposed parking space and can enter and exit the site from the public highway.

The applicant is also advised that the WSCC parking demand calculator expects a minimum of three parking spaces for a dwelling of this size and location. The applicant may wish to consider whether a third parking space could be accommodated on site.

Please request this information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services