

[REDACTED]

From: Nicola Fry [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 01 October 2018 14:33
To: Planning.Responses
Subject: RE: Planning Consultation on: FP/195/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

Many thanks

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 19 September 2018 15:08
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: FP/195/18/PL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 18 September 2018 10:04
To: SU Local Development
Subject: Planning Consultation on: FP/195/18/PL

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

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

APPLICATION **FP/195/18/PL**
NO:

Registered: 17th September

2018
Site Address: 2 Second Avenue Felpham PO22 7LJ
Grid Reference: 495876 99622
Description of Works: Detached two storey dwelling (resubmission of FP/127/17/PL).

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 18-OCT-18.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	01/10/2018
LOCATION:	2, Second Avenue, Felpham, PO22 7LJ
SUBJECT:	FP/195/18/PL Detached two storey dwelling (resubmission of FP/127/17/PL).
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 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.

Summary

This proposal is for the erection of a single detached dwelling within garden land of the host dwelling. The site is located on Second Avenue, a privately maintained residential road; consequently these comments are for advice only. The nearest publically maintained highway is at the junction with Limmer Lane, a C-classified road subject to a speed limit of 30mph.

This application is a resubmission of application ref: FP/127/17/PL which was granted permission in 2017. However, the Local Highway Authority (LHA) was not consulted.

The site will be accessed via a proposed vehicular crossover; the applicant is advised to contact the proprietor of the private road in order to obtain formal approval for the site access works. Visibility at the junction with Limmer Lane appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC via Sussex Police reveals that there have been no recorded injury accidents within the vicinity of the junction and therefore there is no evidence to suggest that the existing junction is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

The design and access statement indicates that two parking spaces will be provided for the new dwelling, whilst three spaces will be retained for the existing dwelling. The proposed plans indicate that the proposed garage does not meet the minimum internal dimensions of 3 x 6m for a single garage as set out in Manual for Streets (MfS) therefore this cannot be counted towards parking provision. Similarly, the proposed parking area for the existing dwelling does not demonstrate sufficient space for three vehicles to park – each parking space should meet minimum specifications of 2.4 x 4.8m as set out in MfS. Overspill parking may occur as a result of the development; however, this is not anticipated to cause a highway safety concern in this location. The LPA may wish to consider the impact of on-street parking from an amenity point of view. A turn on site is not provided for either dwelling; this is not anticipated to create a highway safety concern in this location as vehicles are expected to exit onto the publically maintained highway in a forward gear.

The site is located within walking distance of Felpham village which provides local shops and services and bus stops provide access into Bognor Regis, Chichester and further afield. Secure and covered cycle storage has been demonstrated on the proposed plan which further encourages sustainable transport methods.

In 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 condition and informative should be applied:

Condition

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.

Informative

The applicant is advised to contact the proprietor of Second Avenue to obtain formal approval to carry out the site access works on the private road.

Nicola Fry
West Sussex County Council – Planning Services