

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Amber Willard                               |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                 |
| <b>DATE:</b>                    | 21 November 2019                                                          |
| <b>LOCATION:</b>                | Abergail, Clyde Road, Felpham, PO22 7AH                                   |
| <b>SUBJECT:</b>                 | FP/218/19/PL<br>Detached block of 4 x garages.<br>Amended plans received. |
| <b>DATE OF SITE VISIT:</b>      | 19/11/2019                                                                |
| <b>RECOMMENDATION:</b>          | Advice                                                                    |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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 WSCC map information. A site visit can be arranged on request.

### Summary

This proposal is for the erection of a detached garage block containing 4 single car garages. The site will be accessed from Canning Road, an unclassified road subject to a speed limit of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously submitted comments for this application, dated 14/10/2019, requesting a modification of the proposed garage dimensions. Having received amended plans, an updated response can be made. A site visit was conducted on 19/11/2019.

### Access and Visibility

The garages will be accessed from Canning Road. The existing vehicle crossover (VCO) will require widening to formalise the new access, as confirmed by site visit. The VCO will be subject to a licence obtained from the local area office and would be constructed to a specification agreed with the local area engineer. As Canning Road is sided by double yellow lines in this location, no on-street parking would be lost as a result of this proposal.

Using Local and WSCC Mapping, visibility at the proposed access is considered sufficient for the anticipated road speeds in this location. Canning Road is a no-through road and is served by a number of domestic accesses. Therefore emerging vehicles would be anticipated by pedestrians. The LHA also appreciates that the proposed access is an improvement over the existing.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the existing access is operating unsafely or that the proposal for 4 garages would exacerbate an existing safety concern.

### Parking and Turning

4 single car garages are proposed for this development. The amended plans have demonstrated 4 garages with internal dimensions of 3m x 6.25m. This meets the minimum specifications for single car garages as set out in Manual for Streets (MfS). The garages can therefore be considered for vehicular parking provision as well as cycle parking.

The site frontage also has sufficient space for hardstanding with 4 additional car parking spaces. The parking bays demonstrated in the plans meet the minimum MfS specifications for single car bays of 2.4m x 4.8m.

Vehicles will not be able to turn on-site and may have to exit onto Canning Road in a reverse gear. However, Canning Road has good forward visibility and neighbouring properties appear to operate similar arrangements with no apparent safety concerns.

#### 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.

If the LPA are minded to approve the application, the following condition and informative should be applied:

#### Condition

##### *Car parking space (details approved)*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

#### Informative

##### *Vehicle Crossover – Minor Highway Works*

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

**Kyran Schneider**  
**West Sussex County Council – Planning Services**