

The proposal is for detached 4-bedroom dwelling on land adjacent no. 31 Rife Way. The plot benefits from an existing dropped kerb which provides vehicular access to the site. A single detached garage is proposed, the internal measurements of which do not quite meet 3m by 6m. In order to be counted towards secure and covered bicycle provision and car parking provision the Local Highway Authority would advise that this be enlarged. Nevertheless there is additional off street car parking available. This area should be constructed of a hardbound material to prevent gravel overspill on to the public footway/ highway.

Whilst a turn on site would be preferred this does not appear achievable with more than one car parked off street. However, Rife Way is unclassified highway anticipated to be lightly trafficked with low vehicular speeds. We would not object to the application on the basis of no turn on site.

The LHA does not consider that the proposal for one dwelling would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions would be advised:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Katie Kurek
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 22 February 2017 11:33

To: SU Local Development

Subject: Planning Consultation on: FP/21/17/PL

To: WSCC(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/21/17/PL

NO:

Registered: 21st February
2017

Site Address: 31 Rife Way Felpham PO22 7BN

Grid Reference: 494594 99853

Description of Works: 1 No. dwelling with detached garage to front.

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 23-MAR-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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