

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	6 February 2020
LOCATION:	2 Second Avenue, Bognor Regis, PO22 7LJ
SUBJECT:	FP/23/20/PL Variation of conditions imposed under FP/195/18/PL relating to conditons 2 - approved plans (proposed plot plan, proposed first floor plan, proposed elevations, proposed cross section 'AA', 4 - vehicle access construction & 5 -vehicle parking & turning spaces.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

This proposal is for variation of condition 2 (approved plans - proposed plot plan, proposed first floor plan, proposed elevations, proposed cross section 'AA'), condition 4 (Vehicle access construction) and condition 5 (vehicle parking and turning spaces) of approved FP/195/18/PL 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 proposal will not result in an increase in the number of bedrooms on site. The applicant now proposes to create an 'in-out' access arrangement rather than a single access to the site. This arrangement will enable vehicles to enter and exit the site in a forward gear.

Whilst not demonstrated on the plans, the 'in-out' access is likely to enable two vehicles to park on the proposed hardstanding. As stated previously, 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.

The WSCC parking guidance (adopted August 2019) and Arun Parking Standards (adopted January 2020) anticipate that three parking spaces would be required for a dwelling of this size and location. As such, 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.

Conclusion

The LHA does not consider that this proposal to vary conditions 2, 4 and 5 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.

Nicola Fry
West Sussex County Council – Planning Services