

[REDACTED]

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**From:** Nicola Fry [REDACTED] **On Behalf Of** CCD Planning Consultations  
**Sent:** 21 February 2019 11:23  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: FP/27/19/HH

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]

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**From:** Mark Woodman **On Behalf Of** SU Local Development  
**Sent:** 11 February 2019 14:28  
**To:** CCD Planning Consultations  
**Subject:** FW: Planning Consultation on: FP/27/19/HH

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 06 February 2019 11:49  
**To:** SU Local Development  
**Subject:** Planning Consultation on: FP/27/19/HH

To: WSCC( ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 -**  
**Articles 16 & 18 Consultation before the grant of permission**  
**Planning Permission for Works or Extension to a Dwelling**

**APPLICATION** FP/27/19/HH  
**NO:**

**Registered:** 5th February

2019  
**Site Address:** 29 Blackthorn Avenue Felpham PO22 8GA  
**Grid Reference:** 496235 100924  
**Description of Works:** Single storey rear extension, re-siting of boundary wall & new vehicular access.

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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 07-MAR-19.**

You can also monitor the progress of this application through the Council web site: [www.arun.gov.uk/planning](http://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.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Amber Willard who can be contacted on telephone number 01903 737500 x37445.

Regards  
Planning Officer

consultee\_email

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

DX 57406 Littlehampton

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## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Amber Willard                                                                                                                                                                                                |
| <b>FROM:</b>                    | Highways, WSCC                                                                                                                                                                                                                             |
| <b>DATE:</b>                    | 21/02/2019                                                                                                                                                                                                                                 |
| <b>LOCATION:</b>                | 29, Blackthorn Avenue, Felpham, Bognor Regis,<br>PO22 8GA                                                                                                                                                                                  |
| <b>SUBJECT:</b>                 | FP/27/19/HH<br>Single storey rear extension, re-siting of boundary wall & new vehicular access.                                                                                                                                            |
| <b>DATE OF SITE VISIT:</b>      | 20/02/2019                                                                                                                                                                                                                                 |
| <b>RECOMMENDATION:</b>          | <input checked="" type="checkbox"/> Advice <input type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input type="checkbox"/> No Objection<br><input type="checkbox"/> More Information <input type="checkbox"/> Refusal |
| <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 Planning Services should be considered to be advice only, with respect to this planning application.**

This proposal is for a single storey rear extension, re-siting of boundary wall and new vehicular access. The site is located on Blackthorn Avenue, a currently un-adopted road consequently these comments are for advice only. Blackthorn Avenue is currently under agreement to be adopted by WSCC within the future. Currently, the nearest publically maintained highway is located at Wishfield Drive roundabout, approximately 600m from the site. A site visit was conducted on 20/02/2019 to assess the existing dropped kerb arrangement to the east of the site.

### Access and visibility

Visibility at the Wishfield Drive Roundabout is sufficient for the anticipated road speeds and this proposal is not anticipated to result in a material intensification of use of the roundabout.

Local mapping indicates that the kerb is dropped to the east of the site where the access is proposed, with the presence of tactile paving, to facilitate pedestrians. However, on site it was observed that this kerb has since been reinstated and the tactile paving removed. No vehicular access currently exists on the site - the applicant is advised to contact the proprietor of Blackthorn Avenue to obtain formal approval for the proposed site access works and to ensure that the proposed vehicular access is constructed to a sufficient standard. The LPA are also advised to contact the developer in regards to the proposals.

Visibility has not been demonstrated at the proposed site access. The LHA would advise that maximum achievable visibility is conditioned at an X distance of 2m to ensure that the re-sited boundary wall does not impact upon visibility. On site it was observed that there is extensive on-street parking in this location; and in addition to the proximity to the 90° bend in the road, road speeds are anticipated to be slow in this location.

The proposed plans indicate that the re-sited boundary wall will not encroach on the verge to be adopted by WSCC.

### Parking and turning

As the applicant is proposing a parallel parking space, the LHA would expect that this space meets specifications of at least 2.4 x 6m in order to enable a vehicle to manoeuvre into the space and open

doors. There appears to be space on site to increase the width of this proposed space to provide manoeuvrability for a vehicle.

#### Conclusion

The LHA does not consider that this proposal 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 conditions would be advised:

#### Conditions

##### *Visibility (details required)*

No part of the development shall be first occupied until maximum achievable visibility splays have been provided at the proposed site vehicular access onto Blackthorn Avenue in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

**Nicola Fry**

**West Sussex County Council – Planning Services**