

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	6 April 2021
LOCATION:	Beachcroft Hotel, Clyde Road, Felpham, PO22 7AH
SUBJECT:	FP/56/21/PL Two storey rear extension, to create two, two-bedroom family suites, new entrance doors & new accessible toilets. This site is in CIL Zone 4 (Zero Rated) as other development.
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 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 two-storey rear extension. The site is located on Clyde Road, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided comments regarding highway matters for this site under application FP/181/20/PL, raising no objections. The planning authority permitted the application.

Content

The applicant proposes no alterations to the existing vehicular accesses on Clyde Road or Canning Road. There are no apparent visibility issues at the points of access on to the maintained highway. Considering the proposed extension, the LHA does not anticipate that the proposed addition of two suites would give rise to a significant material intensification of movements to or from the site.

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

The Application Form states that an additional two car parking spaces are proposed, bringing the total up to 34 spaces. From inspection of the plans, the parking bays are of adequate size and specification. There is sufficient space within the parking area for cars to turn and exit onto Canning Road in a forward gear.

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.

Kyran Schneider
West Sussex County Council – Planning Services