

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kathryn Welch
FROM:	WSCC - Highways Authority
DATE:	13 September 2021
LOCATION:	8 Beagle Drive Ford BN18 0NY
SUBJECT:	F/11/21/PL Installation of a prefabricated concrete workshop at rear of properties garden with rear access onto Lewis Lane and retrospective application for the historical realignment of the rear boundary fence. This application is in CIL Zone 2 (zero rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / Modification
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

The LHA has been re-consulted on this application following request for more information pertaining to the hard-standing to the rear of the site, and the realignment of the rear boundary fence.

The applicant has confirmed that the rear boundary line has not been altered and is not proposed to be altered. On the basis that the LPA are satisfied that the boundary has not been re-sited, the LHA would not make further comments.

The applicant has confirmed to the LPA that the hard-standing to the rear of the site does not currently provide a dropped kerb. The applicant has confirmed that the building will be provided with a formalised dropped kerb, constructed under licence to WSCC specifications. The LHA would not raise any highway safety concerns to the proposal to formalise the access in this location; however I have consulted the Area Engineer regarding this proposal and he has confirmed that they would not grant a licence for the dropped kerb due to the property having an existing vehicular access to the west of the site which provides parking provision for vehicles.

The applicant has confirmed that the building was originally constructed to be utilised by a motorcycle, which has now been sold, and is currently used for cycle and bin storage. The building scales off to approximately 3.9 x 4m which is not considered to be sufficient size for a vehicle to park.

Given all the matters raised above, it is recommended that the applicant modify the proposal to remove the proposed hard-standing and not provide a vehicular access to the outbuilding. This would require that the existing unlawful hard-standing be removed and the verge re-instated to grass.

Please raise these matters with the applicant and re-consult as required. If the application is to be determined as per the currently submitted plans, please re-consult so that suitable informative notes and conditions can be provided.

Nicola Fry
West Sussex County Council – Planning Services