

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 03/01/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mr P Cleveland**

SUBJECT: K/28/11 - Outline application with some matters reserved for demolition of existing detached dwelling & erection of 2 x 5-bed dwellings, double garage & alterations to existing access.

69, Coastal Road, Kingston, West Sussex, BN16 1SW

CONSULTATION DATE: 14/12/2011

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks to demolish an existing detached dwelling and erect two 5 bed detached dwellings with a separated double garage serving one of the properties in its place. The development is located on Coastal Road, Kingston which is a private road, consequently these comments are for your advice only.

It appears from the site plan provided that Plot 2 will have use of a dedicated turn on site facility, allowing vehicles to enter and exit the site in the forward gear. It does not appear that this is the case for Plot 1, However given that this part of Coastal Road is a cul-de-sac I would not consider this to be a highway safety concern.

I would advise that the individual accesses should not exceed 3.0 metres in width. The applicant is advised to contact the proprietor of Coastal Road to obtain formal approval to carry out the site access works on the highway. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface water running onto the private road.

This proposal includes the provision for 8 off street car parking spaces. This is inclusive of those spaces created by the erection of the proposed double garage. This level of parking provision meets the appropriate level of parking demand we would expect for a development

of this size in this location. We would also ask that cycle parking is also included within this proposal, this should be secured and covered and enough for 2 cycles per dwelling.

I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access. Evidence suggests that developments of this type are unlikely to result in increased access or safety concerns.

From the information I have before me there would be no highways concerns raised by the proposal above.

If the LPA are minded to approve this application, conditions securing the accesses, vehicular parking (& turning for plot 2) and cycle parking should be included.

Ian Hayward
Strategic Planning