

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	30 January 2020
LOCATION:	141 Wick Street Littlehampton BN17 7JY
SUBJECT:	LU/297/19/PL 1 No. new dwelling (resubmission following LU/84/19/PL). Amended plans received.
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 Planning Services 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.

Proposal Summary

The proposal is for the construction of 1 new dwelling on land rear of 141 Wick Street, it is located on Wick Street which is an A Classified Road subject to a 30 mph Speed limit.

History

LU/84/19 – Withdrawn – The construction of 1 new dwelling on the land rear of 141 Wick Street. No highways concerns.

Previously on this application the Local Highways Authority (LHA) provided comments raising no highways safety concerns. The applicant then amended the plans removing the garage from the plans. The following comments are for this amendment, for full comments please see previous response.

Vehicle parking amendments

The applicant has removed the proposed garage which did not conform to WSCC and Manual for Streets (MfS) guidance on garage dimensions. Instead the applicant proposes a parking area measuring 6.9 x 4.8 metres this would be large enough to accommodate a two car parking provision. Under Arun Car Parking Guidance (adopted January 2020), 2 car parking spaces should be provided for the proposal. The LHA are satisfied with such amendments and conclude with the following.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Conditions

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Parking

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Stephen Garrard
West Sussex County Council – Planning Services