

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:David Spring
FROM:	WSCC - Highways Authority
DATE:	21 January 2020
LOCATION:	51 Falkland Avenue Littlehampton BN17 6AB
SUBJECT:	LU/2/20/PL Conversion of house into 3 No. self contained flats.
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 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.

Summary

This proposal is for conversion of house into 3 x 1 bedroom flats. It is located on the corner plot between Falkland Avenue and Southfields Road both unclassified roads subject to 30mph speed restrictions.

Access

This proposal includes construction of two additional vehicle crossovers (VCO) to accommodate the proposed parking provision. I have consulted the Area Manager to provide their comments in relation to the proposed VCO. They have advised that rather than two separate VCOs, the full height kerb between the two proposed VCOs should be dropped, providing a wider, shared VCO. Any access works onto the public highway must be constructed under a licence obtained from WSCC Highways to a specification agreed with them.

Visibility splays at the proposed VCO have not been provided. Ordinarily, for 30mph speed road visibility splays of 43m in each direction would be required as outlined in Manual for Streets (MfS) guidance. Local mapping indicates that visibility splays are restricted in both directions. However, due to the presence of the approaching junction with Southfields Road, vehicles entering/exiting Falkland Avenue are not anticipated to travel at the posted speed limit. The presence of the hedge to the north of the site and the presence of the bins and the hedge between the proposed parking spaces, may obstruct visibility splays. It should be noted that any site boundary treatments should not be greater than 0.6m in height to ensure that maximum achievable visibility for pedestrians and vehicles is achieved. The LPA may wish to consider the potential visibility restrictions when deciding this application.

Given that the dwelling is existing and number of other dwellings use this access road to exit onto the wider road network, this proposal is not anticipated to result in material intensification of use.

Data supplied to WSCC by Sussex Police over the period of the past five years reveals no recorded injury accidents within the site vicinity. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

Onsite parking provision of 3 spaces is proposed to serve the new flats. The WSCC Car Parking calculator would expect 5 parking spaces to be provided for this development. The shortfall of 2 spaces is likely to be visitor parking and it is not anticipated to result in a highway safety concern given that there are comprehensive parking restrictions prohibiting vehicles to park in places that are detriment to highway safety. The Local Planning Authority may wish to consider the potential impacts of on street parking from an amenity perspective.

A turn on site would be preferred; however, this could not be achieved due to the site constraints. Nevertheless, there are other dwellings within site's immediate vicinity operating with the same arrangements without any evidence of a highway safety concern.

Sustainability

The site is situated in a sustainable location within a short walking distance to local shops and amenities in Littlehampton. Cycling would also represent a realistic alternative transport option to a private motor car. The proposed ground floor plan demonstrates cycle provision and this is considered acceptable.

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.

If the LPA are minded to approve this application, the following conditions and informative are advised.

Conditions

Access

No part of the development shall be first occupied until the access have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved 'Ground Floor as Proposed' plan numbered '160/03'. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved 'Ground Floor as Proposed' plan numbered '160/03'.

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

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Anastasia Toleva
West Sussex County Council – Planning Services