

From: [REDACTED]
Sent: 13 November 2014 15:43
To: Planning.Responses
Cc: James Walsh
Subject: RE: Planning Consultation on: LU/313/14/PL
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image009.emz

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 12/11/2014

FROM: Ian Hayward

TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: LU/313/14/PL - Demolition of existing dwelling and erection of 4 no 3 bed detached dwellings with single detached garages.

11, St. Winefrides Road, Littlehampton, BN17 5HA

DATE OF SITE VISIT: n/a

RECOMMENDATION:



Advice

Modification

More

**Information
Objection**

No Objection

Refusal

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.

This application seeks the residential redevelopment of 11 St Winefrides Road, Littlehampton which is a 'C' classified road subject to a 30mph speed limit. The site is located on the western side of St Winefrides Road and is served with pedestrian

footways; there is also a small section of highway verge between St Winefrides carriageway and the pedestrian footway.

This application will result in a net gain of three dwellings in this location. The site is sustainably located and no concern would be raised this level of vehicular activity generated by this development.

Each of the 4 dwellings will be served with an independent crossover, which will lead to an off street hard standing area for vehicle parking. While no turn on site is provided I do note that other dwellings within the immediate vicinity of the application site appear also to have this style parking arrangement. These access points appear to be operating safely at present according to the latest verified personal injury accident records.

With regard to vehicle visibility each crossover should be provided with 2.4 x 43 metre visibility splays. From inspection of the plans available to me these splays are achievable and can be secured via condition. Obstructions within these splays should not be greater than 0.6 metres in height. The provision of 2 x 2 metre pedestrian visibility splays each side of the vehicle access points would also be achievable, inasmuch as is under control of the applicant. These splays can also be secured via condition.

Works on the highway for the proposed crossovers must be constructed under licence to a specification obtained from WSCC Highways.

The level of car parking provision would be considered appropriate for dwellings of this size in this location. Secure and covered cycle parking large enough to secure 2 cycles per dwelling should also be provided.

No anticipated highway safety or capacity concerns would be raised to this development.

If the LPA are minded to grant planning consent the following conditions and informative note would be advised.

Conditions

- Access
- Car Parking Space
- Cycle Parking
- Pedestrian Visibility
- Visibility (2.4 x 43 metres)

Informative

Minor Highway Works

The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward
Strategic Planning

[REDACTED]

[REDACTED]

To: SU Local Development
Subject: Planning Consultation on: LU/313/14/PL

To: WSCC(ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: LU/313/14/PL

Registered: 16th October
2014

Site Address: 11 St. Winefrides Road Littlehampton BN17 5HA

Grid Reference: 503395 101768

Description of Works: Demolition of existing dwelling & erection of 4 No. 3 bed detached dwellings with single detached garages

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 20-NOV-14.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards

consultee_email

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