

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 March 2017 09:01
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/32/17/PL
Attachments: image001.emz

On Behalf Of CCD Planning Consultations

Sent: 09 March 2017 15:45
To: Planning.Responses
Cc: Nigel Peters
Subject: RE: Planning Consultation on: LU/32/17/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 09/03/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: A Gardner

SUBJECT: LU/32/17/PL - Demolition of existing dwelling & garage & erection of 4 No. dwellings with on-site parking & landscaping.

Sunnymeade, Courtwick Lane, Wick, Littlehampton, BN17 7PA

RECOMMENDATION:



Advice

S106 contribution total (see below for breakdown): £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 Strategic Planning 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.

Summary

The site is located at the corner of Courtwick Lane and Condor Mews - both unclassified public highway subject to a 30 mph speed restriction. The proposal is for demolition of existing detached dwelling and garage and erection of new detached 3 bedroom dwelling accessed via existing vehicle crossover (VCO) to Courtwick Lane. A terrace of 3 x 2-bedroom dwellings is also proposed with new VCO's from Condor Mews to serve off street parking.

Access and Visibility

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident in the vicinity on Courtwick Lane. However, from an

inspection of accident data it is clear that this was not due to any defect with the access arrangements or nearby junction.

The existing VCO is sufficient to provide access to the one off-street car parking space for the detached dwelling. Two new VCO's are proposed from Condor Mews. A licence for these works on to the public highway should be obtained from WSCC Area Engineer.

There appears to be no apparent visibility issue on to Courtwick Lane or Condor Mews. Whilst the new VCO's will be in proximity to the junction the LHA consider that speeds will be low and traffic light. We do not foresee a highway safety concern with the introduction to a VCO in this location.

There is the opportunity to provide pedestrian visibility splays either side of the proposed and existing accesses, within the site, in order to maintain visibility of pedestrians on the adjacent footway. Details of this can be secured via condition.

Parking and Turning

One allocated off street car parking space per dwelling is proposed. On this basis the WSCC Car Parking Demand Calculator anticipates a demand of five spaces total for the terraced dwellings and two for the detached dwelling. There does appear to be additional space on the frontages to provide further off-street parking. However, the LHA would not raise a highway safety concern to this shortfall in parking provision.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

Sustainability

The site is served by street-lit footway links with retail amenities within walking distance. Sustainable modes of transport via foot, bicycle and public transport are realistic options in this location. Secure and covered bicycle storage has been included which should be capable of storing one space per terraced dwelling and two spaces for the detached dwelling. Details of this can be secured via condition.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

Access (details approved, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

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 site plan. 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 plans and details submitted to and approved by the Local Planning Authority.

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

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed site vehicular access onto Condor Mews and the existing access on to Courtwick Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

INFORMATIVE

The applicant is advised to contact the Highway Licensing team [REDACTED] to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Sent: 20 February 2017 14:33
To: SU Local Development
Subject: Planning Consultation on: LU/32/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015 - Articles 16 & 18 Consultation before the grant of
permission
Planning Permission

APPLICATION LU/32/17/PL
NO:

Registered: 13th February
2017

Site Address: Sunnymeade Courtwick Lane Littlehampton
BN17 7PA

Grid Reference: 02535 03660

Description of Works: Demolition of existing dwelling & garage &
erection of 4 No. dwellings with on-site parking &
landscaping.

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 23-MAR-17.

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 [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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