

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 04-09-2013

FROM: Chris Pratt

**TO: Arun District Council
FAO: Anita Gardner**

**SUBJECT: LU/42/13 - Construction of a 5-bedroom detached dwelling and detached garage.
Departure from the Development Plan.**

Flint Acre, Toddington Lane, Littlehampton, West Sussex, BN17 7PP

RECOMMENDATION:

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

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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.LU/43/13 to which no objections were raised.

The application seeks approval for the construction of a 5 bedroom detached dwelling with an associated detached garage. The site has been divided up in to 3 plots, one being the existing dwelling then 2 other additional plots for new dwellings. This application focuses on just the dwelling to the east of the existing.

From inspection of the plans and information provided, it is proposed to provide a new access on to the existing private access way that borders the south eastern boundary of the site. This access way is however registered as Footpath 3096; therefore maintenance is carried out to a footpath standard by the Public Rights of Way Team at WSCC. The visibility on to this footpath appears to be suitable to support this development and as it is not highway, we are unable to insist on any visibility conditions. The visibility on to Toddington Lane, being the nearest public highway, is also suitable. It is not anticipated a significant intensification will arise from a development such as this; nevertheless both access-ways are adequate.

Although the site plan is not clear, it is stated that a provision of 5 parking spaces will be available for future residents of this dwelling. This meets the car parking standards for a development of this size in this area. It is also stated a turn on site will be achievable, allowing a vehicle to exit out of the access in the forward gear.

The granting of planning permission does not authorise obstruction of, interference to or moving of any PROW; this can only be done with the prior consent of West Sussex County

Council's Rights of Way team. If the footpath surface is considered damaged as a result of the development, then the applicant may be required to make good the surface to a standard satisfactory to West Sussex County Council's Rights of Way team.

Based on the submitted information, there would be no concerns raised to this application from a highway safety perspective, subject to a condition securing the parking and turning.

Chris Pratt
Strategic Planning