

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	10/04/2018
LOCATION:	14-18, Surrey Street, Littlehampton, West Sussex, BN17 5BG
SUBJECT:	LU/67/18/PL Change of use of part of public highway for external seating area at front comprising of 4 No. tables & 8 No. chairs. This application may affect the setting of a listed building.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☒ Modification ☐ No Objection ☐ More Information ☐ 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 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.

West Sussex County Council was consulted previously on Highway Matters for this location and provided commented dated 10/04/2018. Within which the Local Planning Authority were advised that additional consultation was sought from WSCC Highways on this application. The Local Highways Authority are now in position to provide a substantive response.

After inspection of the plans provided the proposed would result in a narrowing of the footway to circa 1.8 metres with additional obstruction caused by existing street furniture within the immediate vicinity, namely a street lighting column and parking restrictions signage pole.

Manual for Streets advised that a minimum footway width of 2.0 metres is considered acceptable. This is expanded upon in section 3.1 of the DFT publication 'Inclusive Mobility' which states the following regarding footway widths:

"A clear width of 2000mm allows two wheelchairs to pass one another comfortably. This should be regarded as the minimum under normal circumstances."

Consideration also needs to be given that this is a town centre location with high footfall.

The footway width in this location currently accords to recognised guidance. The Local Highways Authority would therefore not wish to seek any reduction below recognised guidance and standards.

I note the frontage of the public house does provide the opportunity to provide a reduced level of tables and chairs while retaining minimum acceptable footway widths across the frontage as advised above.

I would ask the applicant investigate modifying the proposal in line with the comments above. In its current form the Local Highways Authority would not be minded to support this application and any subsequent licence application to place tables and chairs would likely fail.

Please raise these issues with the applicant and re-consult.

Ian Hayward
West Sussex County Council – Planning Services