

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	17 June 2019
LOCATION:	7 Thorncroft Road, Littlehampton, BN17 6DD
SUBJECT:	LU/87/19/PL Demolition of existing shed & erection of 1 No. 1 storey cabin with habitable roof space.
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 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

This proposal is for the demolition of an existing shed and erection of a single storey ancillary cabin with habitable roof space. The site is located on Thorncroft Road, an unclassified road subject to a speed limit of 30 mph.

Access and visibility

Access to the site is via an unadopted lane off of Townsend Crescent. Townsend Crescent is an unclassified road subject to a speed limit of 30 mph. This lane serves a number of garages. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The proposal is not anticipated to generate an intensification in material movements at the site, as the movements associated with an annexe could already be generated by residents at the host dwelling.

Parking and turning

1 car parking space is proposed for the ancillary cabin. The parking space meets minimum dimensions for single car bays as set out in Manual for Streets. This is anticipated to be sufficient for the needs of the ancillary building. A shed is also proposed to store cycles. There is sufficient room for turning, allowing vehicles to exit onto Townsend Crescent in a forward gear.

Comments made in this response relate to the development proposed. Any further applications on the site would be considered on their own merits at the time of submission. The LHA advises that a condition is secured alongside any permission of the application outlining the use of accommodation as solely for purposes ancillary to the occupation and enjoyment of the property as a whole and shall not be used as a separate dwelling.

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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

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

Ancillary Accommodation

The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling house and shall not be used as a separate dwelling.

Kyran Schneider
West Sussex County Council – Planning Services