

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jasmine Kaur Singh
FROM:	WSCC - Highways Authority
DATE:	21 May 2021
LOCATION:	2 Elspring Mead Littlehampton BN17 7JE
SUBJECT:	LU/90/21/HH Installation of drop kerb and driveway.
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 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.

This application is for the creation of a driveway and dropped kerb to front of property. The site is located on Clun Road, a C-classified road subject to a speed limit of 30mph.

The proposed vehicular crossover (VCO) will be 5.4m wide and must be constructed to a specification agreed with the WSCC Highways Engineer. Visibility at the proposed access is sufficient for the anticipated road speeds in this location.

The proposed plans demonstrate two parking spaces on the proposed driveway. Each parking space should meet minimum specifications of 2.4 x 4.8m as set out in Manual for Streets, and in accordance with WSCC Area policy, parking spaces in front of fire escapes, such as front doors should be provided with a minimum depth of 6m. Whilst the LHA would not raise a highway safety concern to the proposal, it appears that the parking space proposed in front of the existing front door does not meet the minimum depth specification of 6m, and as such the WSCC Highways Engineer may not grant a licence for this proposal. The applicant should consider reducing the proposed driveway to provide one off-street parking space to avoid the potential of an application being approved that is not implementable.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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. However, as above, please note that a licence for the proposal may not be granted due to insufficient depth of the site frontage in front of the means of fire escape.

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

Conditions:
Access

The use of the car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled 'Block Plan showing Vehicular Crossover'.

Reason: In the interests of road safety.

Car Parking Space

The use of the access shall not commence until such time as the parking area has been constructed in accordance with the details shown on the drawing titled 'Block Plan showing Vehicular Crossover'. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Informative:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry
West Sussex County Council – Planning Services