

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	25/09/2018
LOCATION:	134, Elmer Road, Middleton On Sea, PO22 6HZ
SUBJECT:	M/101/18 Demolition of existing dwelling & erection 1 No. holiday home.
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 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.

Summary

This proposal is for the demolition of existing dwelling and erection of replacement 4-bedroom dwelling for use as a holiday home. The site is located on Elmer Road, a C-classified road subject to a speed limit of 30mph.

Access and visibility

The site is accessed via a private shared access road off of Elmer Road. No alterations to the existing access arrangements onto Elmer Road are proposed. The replacement dwelling is not anticipated to result in a material intensification of vehicles movements to and from the site. Vehicular visibility onto Elmer Road appears sufficient for the anticipated road speeds.

Parking and turning

The proposed plans demonstrate that two parking spaces will be provided for the replacement dwelling. The WSCC car parking demand calculator expects that this is a sufficient parking provision for a dwelling of this size and location. The proposed parking spaces meet the specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). A turn on site has not been demonstrated although there appears to be sufficient space for vehicles to turn on site and exit onto the public highway in a forward gear. The applicant has not provided details of secure and covered cycle storage – details of this can be secured via condition.

Conclusion

The LHA does not consider that this 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 should be secured:

Conditions

Car parking space

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 to be 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.

Nicola Fry

West Sussex County Council – Planning Services