

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	Highways, WSCC
DATE:	16/01/2019
LOCATION:	98 Elmer Road, Middleton-on-Sea, PO22 6LJ
SUBJECT:	M/135/8/HH To extend the dropped curb across the whole of the driveway at the front of the house to enable additional off-street parking.
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 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.

This proposal is for the widening of the existing vehicle crossover (VCO) at 98 Elmer Road. The site is located on Elmer Road, a C-classified road subject to a speed limit of 30mph.

The provided plans indicate that the site currently benefits from an existing 4.2m VCO. The plans propose to widen this across the whole site frontage to a total width of 13.2m. A licence will be required for the proposed VCO works onto Elmer Road. The applicant should be aware that the Local Area Engineer is unlikely to grant a licence for a VCO of wider than 6.4m in this location.

The applicant has provided a visibility splay plan however this has been drawn in only one direction at the proposed access and has been drawn to a distance of 70m. Manual for Streets sets out a minimum stopping sight distance of 43m at a distance of 2.4m back from the carriageway edge for a 30mph road. An inspection of WSCC mapping indicates that these splays are achievable at this location are maintainable wholly within the Highway Boundary.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the increase in width of the VCO would exacerbate an existing safety concern.

A parking layout plan has not been provided, however the proposed plan indicates that a number of vehicles would be able to park on the site frontage as result of this proposal. A turn on site would be preferred however; there is insufficient space on site to accommodate this and this appears to be the existing practice in this location which has been operating for some time without evidence of safety concern. The parking area should be constructed from a hardbound material. If the applicant intends to construct the parking area from gravel, a gravel trap or area of block paving, or other bound material, should be provided at the point of access onto Elmer Road (on land within the applicant's control; not within the publicly maintained highway).

Conclusion

In 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. However, as mentioned above, the applicant should be aware that a licence for a VCO of greater width than 6.4m is unlikely to be granted in this location.

If the LPA are minded to approve the application, the below condition and informative should be applied. I am mindful of the use of pre-commencement conditions; as such the suggested wording below is anticipated to be acceptable.

Conditions

Access

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 Ground Floor and numbered 18/10/29.

Reason: In the interests of road safety.

Car Parking Space

The use of the parking area shall not commence until such time as the vehicular access serving the dwelling has been constructed in accordance with the details has been provided shown on the drawing titled Ground Floor and numbered 18/10/29. 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-for-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-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services