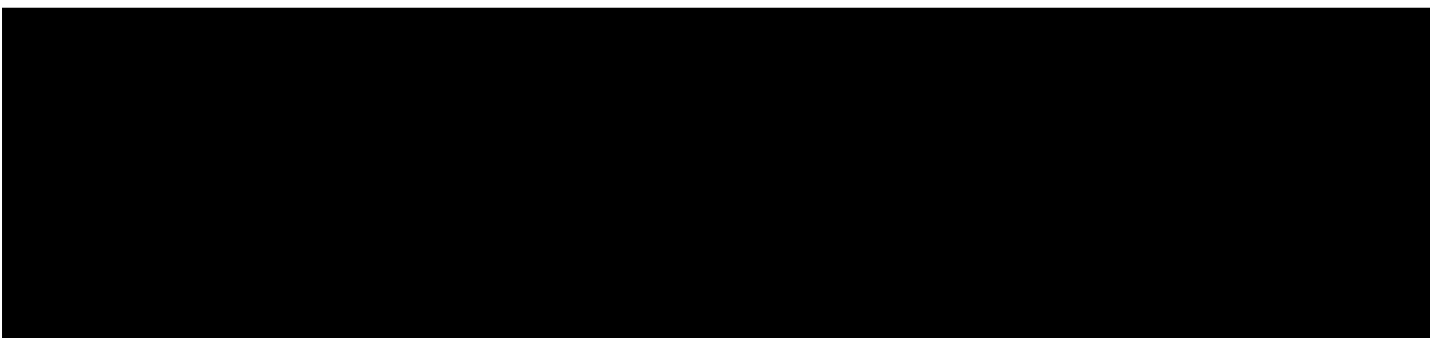




From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 07 June 2018 13:56
To: Planning.Responses
Cc: Jacky Pendleton
Subject: **Warning Active Content** FW: Planning Consultation on: M/51/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Pendleton into this correspondence to ensure that she is aware of issues or events happening in her constituency.

Many thanks

Nicola

Nicola Fry | Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 18 May 2018 15:09
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: M/51/18/PL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 17 May 2018 16:04
To: SU Local Development
Subject: Planning Consultation on: M/51/18/PL

To: **WSSC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: M/51/18/PL

Registered: 15th May 2018

Site Address: 5A Tuscan Avenue and 6 Main Drive Middleton-On-Sea PO22 7TE

Grid Reference: 497874 100194

Description of Works: Demolition of properties and construction of 1No new building comprising 1No 3bed and 1No 1bed properties.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 14-JUN-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	07/06/2018
LOCATION:	5a Tuscan Avenue and 6 Main Drive, Middleton-on-Sea, PO22 7TE
SUBJECT:	M/51/18/PL Demolition of properties and construction of 1no new building comprising 1no 3bed and 1no 1bed properties.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

Summary

This proposal is for the demolition of the existing dwellings and the erection of a replacement 3-bedroom and one bedroom dwelling. The site is currently accessed from Tuscan Avenue a privately maintained road. Consequently, these comments are for your advice only.

Access and visibility

The proposed plans indicate that the access from Tuscan Avenue will be retained to serve the one bedroom dwelling and an additional access will be created from Main Drive to serve the three bedroom dwelling. The applicant is advised to contact the proprietor of the private road(s) to obtain formal approval for any access works.

Main Drive meets the publically maintained highway approximately 45m to the North, at Elmer Road, a C-classified road subject to a speed limit of 30mph. Visibility at the junction onto Elmer Road appears sufficient for the road speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years indicates that there have been no recorded injury accidents within the vicinity of the junction and there is no evidence to suggest that the replacement dwellings will exacerbate an existing safety concern.

Parking

The plans propose that the existing garage will be demolished and a total of 2 parking spaces will be provided for the development, one space allocated to each dwelling. The WSCC car parking demand calculator anticipates that a minimum of three parking spaces will be required for a development of this size and location. The applicant may wish to consider providing a third parking space on-site to meet the anticipated demand. However, overspill parking could be accommodated on Main Drive and is not anticipated to cause a highway safety concern.

From an inspection of the plans, the proposed parking space for 5a Tuscan Drive does not meet the required minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). Plans do not clearly demonstrate the size of the proposed car port and associated parking space, which should also meet minimum specifications of 2.4 x 4.8m. Details of this can be secured via condition.

Conclusion

The LHA does not consider that this proposal would have a 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no highway capacity or safety concerns to resist the proposal.

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

Condition

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Informative

The applicant is advised to contact the proprietor of Tuscan Avenue and Main Drive to obtain formal approval to carry out the site access works on the private road.

Nicola Fry

West Sussex County Council – Planning Services