

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	26 September 2019
LOCATION:	177 Middleton Road, Bognor Regis, PO22 6DF
SUBJECT:	M/62/19/PL Construct an additional dwelling house along Sundale Lane to rear of 177 Middleton Road.
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 erection of a single dwelling to the rear of 177 Middleton Road. The site will be accessed via Sundale Lane, a privately maintained road, consequently these comments are for advice only.

The proposed access to the site will be from Sundale Lane which currently serves at least seven dwellings. The proposal for a single dwelling in this location would not be considered to result in a material increase in vehicular movements. The lane is a single track no through lane with traffic calming features. Visibility at the junction with Yapton Road, the public highway, appears sufficient for the road speeds in this location.

The proposed plans indicate that three parking spaces will be provided on site, including one space within the proposed single garage. The WSCC parking demand calculator expects that this is a sufficient parking provision for a dwelling of this size and location. The proposed plans indicate that each external parking space meets minimum dimensions of 2.4 x 4.8m as set out in Manual for Streets (MfS). An internal floor plan of the proposed garage has not been provided, the applicant is advised that in order for the garage to count as parking provision, the internal dimensions of the garage should meet minimum specifications of 3 x 6m as set out in MfS. A turn on site would be preferred although this is not considered to result in a highway safety concern as it is expected that vehicles will exit onto the publicly maintained highway in a forward gear.

The site is sustainably located within walking distance of local shops and services, primary school, doctors surgery and bus stops providing access into Bognor Regis and further afield. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition. The applicant should be aware that cycle storage may be accommodated within the garage providing it is demonstrated that the garage meets the minimum internal MfS specifications set out above.

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.

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

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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Informative

The applicant is advised to contact the proprietor of the private lane to obtain approval for the site access works onto the private lane.

Nicola Fry
West Sussex County Council – Planning Services