

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Wood
FROM:	WSCC - Highways Authority
DATE:	25 November 2020
LOCATION:	18 Old Point Bognor Regis PO22 7RY
SUBJECT:	M/83/20/PL Demolition of Existing Dwelling house and Replacement with new Dwelling House - Resubmission of previously approved M/57/20/PL.
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 demolition of existing dwelling and erection of replacement 6-7 bedroom dwelling. The site is located on Old Point, a privately maintained road, consequently these comments are for advice only. The LHA provided comments previously on a similar scheme under M/57/20 which was approved by the LPA.

The nearest public highway is located at the junction of Old Point, with Sea Lane. Sea Lane is an un-classified residential road subject to a speed limit of 30mph.

No alterations to the existing access onto Old Point Road are proposed. The LHA are not aware of any visibility issues at the junction of Old Point Road and Sea Lane. The proposed replacement dwelling is not anticipated to result in a material intensification of use of the existing access onto Sea Lane.

The provided plans indicate that three parking spaces will be provided on the site frontage. The WSCC parking demand calculator would anticipate that three parking spaces would be sufficient for a four bedroom dwelling in this location. Given the proposed dwelling on this site will comprise 6-7 bedrooms, it would not be unreasonable expect that additional parking would be required. However, there appears to be sufficient space on site for additional vehicles to park and turn on site. The LHA would not raise any highway safety concerns to the proposed parking provision as it is not expected that any overspill parking from this proposal would occur on the public highway in this location.

The proposed plans indicate that cycle storage will be provided for the proposed dwelling. In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

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 should be applied:

Conditions

Car parking space (details approved)

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 the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services