

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 11/10/2017

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: M/86/17/PL - Retention of salon, erection of first floor extension & two storey rear extension to create 1 No. dwelling.

74, Elmer Road, Middleton on Sea, West Sussex, PO22 6EX

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the erection of a first floor extension & two storey rear extension at 74, Elmer Road, Middleton on Sea to create 1 x 2 bedroom dwelling.

The application form states that two spaces exist at present and three will be provided. Based upon the floor plan provided (010817 / SL-30 A) it would appear that the rear garage will no longer be accessible due to the extension works and will be removed and replaced with a garden/yard area. Only one car parking space, allocated to the residential unit, has been annotated on the plans provided which will be accessed via an existing point of access onto Elmer Road.

While the Local Highway Authority (LHA) would have no concerns with the continued use of this access point to serve a parking space for the residential unit I would be concerned that the location of this space obstructs the extent of publically maintained highway in this location, to assist I include a 1:500 scale highway boundary plan.

I would however accept that the parking space as annotated can be pushed back into the site and would therefore advise that the precise location of the parking space is secured via planning condition, with plans and details to be submitted to and approved by the local planning authority. The applicant is advised that the space should measure 2.4 x 4.8 metres and not intersect with the areas indicated as public highway on the attached plan.

One car parking space would be considered appropriate to meet the needs of a flat of this size in this location.

An appropriate cycle storage provision have been indicated on the proposed plans, this provision should be secured via planning condition in the interests of sustainable transport policies.

I'm not aware if rear access to the yard area is available via Shaw Close. This could facilitate the parking of two vehicles. Nevertheless based on the assessment of parking above it does seem that the Salon use would lose its off street car parking provision as a result of these works. The Local Planning Authority would be advised to consider the amenity implications of this upon on street car parking within the vicinity of the site.

The Local Highway Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal. If the LPA is minded to grant planning consent the following conditions would be advised:

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details 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.

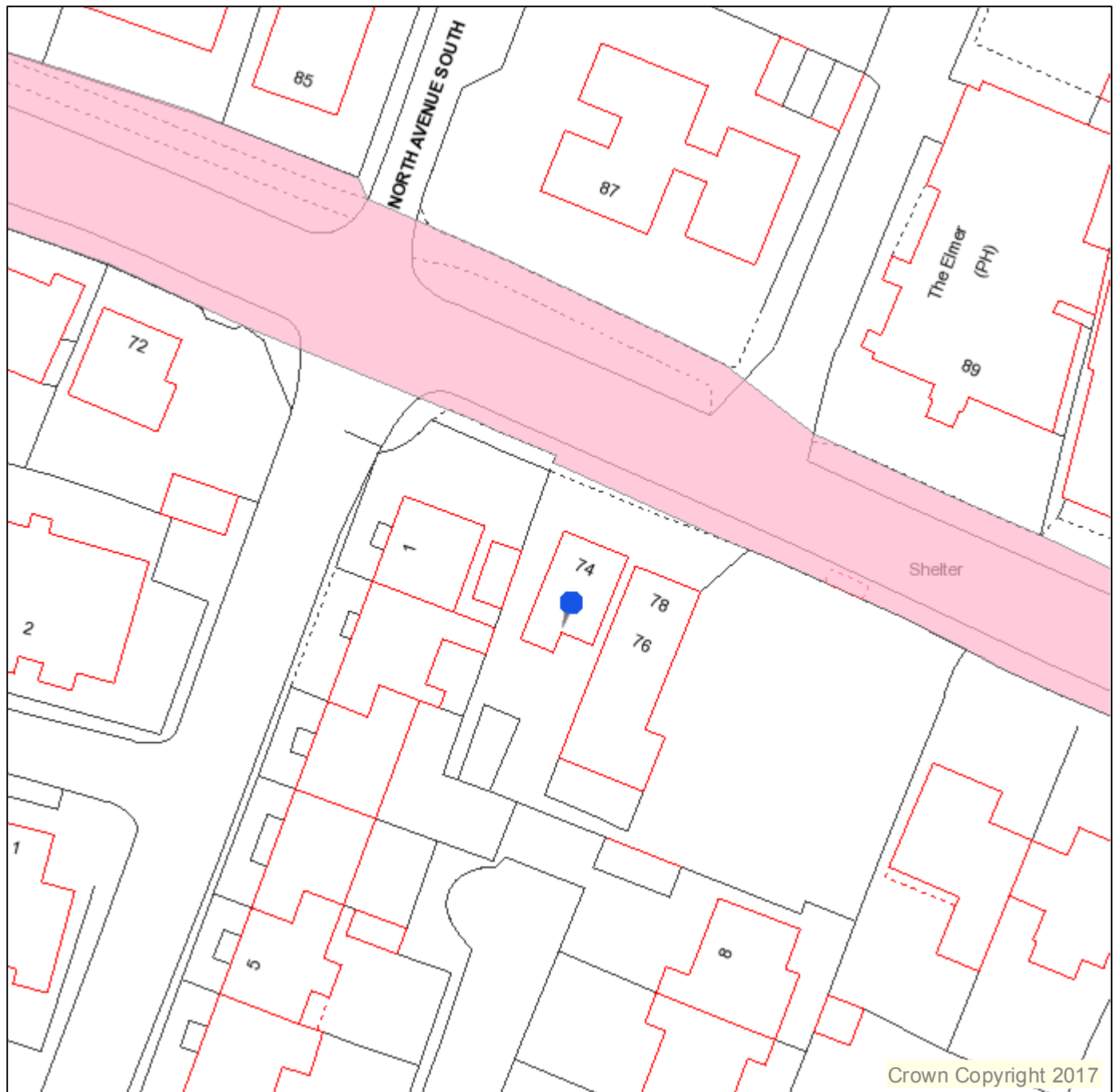
Cycle parking

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 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.

Ian Hayward
Planning Services

74 Elmer Road - Highway Boundary

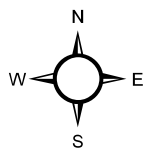


Legend

Highway Boundary

Responsibility

- WSCC
- Highways England
- Jointly Maintained



Date: 11/10/2017

Author: Ian Hayward

Scale 1:500

0 3.5 7 14 21 28
Metres

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West Sussex County Council
100023447 (2017)

Map Notes