

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kathryn Welch
FROM:	WSCC - Highways Authority
DATE:	18 August 2021
LOCATION:	153 Elmer Road, Middleton-On-Sea, PO22 6JA
SUBJECT:	M/86/21/HH Rear single storey extension, garage conversion and new vehicle highway access and crossover.
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.

Summary

This proposal is for the erection of a single-storey rear extension, conversion of garage to habitable room and creation of new vehicular access. The site is located on Elmer Road, a C-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The proposals include the conversion of existing garage and erection of a rear extension, providing one additional bedroom and utility space. Considering this, the LHA does not anticipate that the proposal would give rise to a material intensification of movements to or from the site. In addition, the plans suggest that the garage is being used as a study as existing. Therefore, there would be no concerns regarding potential loss of existing parking provision.

Regarding the proposed access, the applicant has demonstrated visibility splays of 2.4m x 43m in both directions, which is in accordance with the Stopping Sight Distances (SSD) for 30 mph roads as set out in Manual for Streets (MfS).

The proposed vehicle crossover (VCO) will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. The applicant should be aware that under current guidance, second accesses in urban and sub-urban areas are highly likely to be refused a licence. This is in order to maintain as much on-street parking as possible. However, it appears that the location of the proposed access is currently sided by double-yellow lines, which would prevent on-street parking in this location. Therefore, further dialogue with the area office may be required when applying for a VCO licence.

The LHA notes that there appears to be a utility cabinet close to the proposed VCO on publicly maintained highway fronting the application site. To implement the access point, the utility cabinet must be situated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover. Therefore, the utility cabinet may need to be relocated. If the utility cabinet is required to be relocated, these relocation works will need to be agreed with the operators and relocated at the expense of the applicant. Alternatively, the access could be positioned to be at least 1.5m away from the utility cabinet.

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 111), and that there are no transport grounds to resist the proposal.

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

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-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Kyran Schneider
West Sussex County Council – Planning Services