

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Amber Willard
FROM:	WSCC - Highways Authority
DATE:	13 November 2020
LOCATION:	35 Kings Drive Bognor Regis PO21 4PZ
SUBJECT:	P/100/20/HH Single storey rear extension, first floor front extension and driveway with dropped kerb.
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 Local Development 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 proposal is for single storey rear extension, first floor front extension and driveway with dropped kerb. The site is located on Kings Drive which is an unclassified road subject to 30mph speed limit.

The application includes construction of vehicle crossover (VCO) onto Highland Road. The proposed access, as annotated on the site plan will be approximately 5.52m wide. Any access works onto the public highway must be constructed under a licence obtained from WSCC Highways, to a specification agreed with them. I note the presence of a highways tree fronting the property.

I have contacted the Area Office Manager in relation to the proposed access who has advised the following:

'The licence will most likely be refused as we don't take kindly to removal of trees. If the applicant agrees to fund a new tree elsewhere in the street (subject to consultation for a suitable location) then we might be agreeable but that will need someone to look into it in more detail than I can provide right now.'

The applicant is advised to communicate with WSCC Highways regarding the proposal. Their contact details are included below.

The LHA are satisfied that the proposed extension would not result in additional demand for parking provision nor a material intensification of vehicle movements.

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.

From a highway safety perspective, the LHA cannot justify an objection as there are no overriding safety concerns, however the Area Office have confirmed that may not grant a licence due to their policy.

Condition

Access

The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the site plan.

Reason: In the interests of road safety.

Informative

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 [REDACTED]

<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/>

Anastasia Toleva
West Sussex County Council – Planning Services