

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 05/01/2010

**FROM: Jamie Brown TO: Arun District Council
FAO: J. Baeza**

SUBJECT: P/117/09 - Outline application for proposed demolition of existing sub-standard bungalow for erection of two bedroom bungalow with associated driveways.

Springfield, Nyetimber Lane, Pagham, Bognor Regis, PO21 3JX

CONSULTATION DATE: 16/12/2009

RECOMMENDATION:

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

S106 contribution: £ 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.

The existing access will serve bungalow number one and a new access is proposed to serve bungalow number two. Given that the proposed new access is only serving the one dwelling a 3 metre wide access is considered sufficient. Any works on the highway must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway. The proposed crossover to access the new driveway will require visibility splays of 2m for pedestrians, not shown on the proposed plans; this will require any proposed planting to be no higher than 0.6m above the ground level and any existing foliage to be maintained in order to safeguard the visibility splay.

It would be beneficial for details of the car parking to be confirmed to demonstrate that satisfactory car parking arrangements can be provided. On the basis that four spaces are proposed, the parking provision is within the WSCC Parking Standards, and no highway safety concerns would arise through this provision. The Planning Authority may wish to consider the implications of this proposal upon on-street car parking.

Cycle parking should be included however; this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed bungalows. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). To accommodate cycle parking it would be recommended that any cycle store should have minimum dimensions of 2m x 1m.

If the LPA are minded to approve this application, a condition securing cycle parking, provision of the new access prior to occupation of the dwellings, and pedestrian visibility splays of 2 by 2 metres should be included.

INFORMATIVE

The applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO20 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jamie Brown
Local Development