

[REDACTED]

From: [REDACTED]
Sent: 27 April 2018 14:54
To: Planning.Responses
Cc: Dawn Hall
Subject: **Warning Active Content** Planning Services Response P/25/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Hall into this correspondence to ensure that she is aware of issues or events happening in her constituency.

Kind Regards,

Jayne

Jayne Colbert | Technician, Planning Services, Economy, Planning and Place Directorate, [West Sussex County Council](#)
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT

[REDACTED]

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC
DATE:	27/04/2018
LOCATION:	Jenin, Nyetimber Lane, Pagham, PO21 3JT
SUBJECT:	P/25/18/PL Demolition of existing garage, roof alterations to existing dwelling to provide first floor & 1 No. new dwelling in garden of existing dwelling.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

The site is currently accessed from Nyetimber Lane, a 'C' class road with a speed limit of 30mph in this location. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents in the vicinity of the site. There is no evidence suggesting that the road network is not operating safely or that the proposed works would exacerbate an existing safety concern.

Access

The site plan appears to show the relocation of the existing access to Jenin. The LHA ask for a more detailed plan of the new vehicle cross over (VCO) to be provided, including the total length of proposed dropped kerb. The applicant will need to apply for a VCO license from the local area office to both close the existing access and create the new access, if this application is approved. Please be aware all street furniture, including telephone poles, must be relocated at least 1.5m from the edge of the proposed new access to avoid obstructing the visibility splay. It will be the applicant's responsibility to arrange the relocation with the relevant utility company and cover the cost of the works.

The site plan also shows a new access onto Priors Waye which is a privately owned road. Permission must be sought from the proprietor of Priors Waye before any new accesses or other works that may affect the private road are commenced. The existing private driveway is not wide enough to support two vehicles passing one another. However, this is an existing situation which affects a small number of vehicles and vehicle journeys.

Therefore we would not foresee that the increase of a single dwelling would intensify the current situation.

Parking

By taking measurements from the plans, the proposed incorporated garage for Jenin measures approximately 2.4m x 5m. This does not comply with Manual for Streets (MfS) minimum dimensions of 3m x 6m for a single garage and therefore cannot be counted towards parking provision. The measurements for the new dwelling show garage dimensions of 2.7m x 5m which also does not meet MfS standards and so cannot be counted towards parking provision. The WSCC car parking calculator would envision a total of 4 parking spaces for dwellings of this size in this location. The LHA anticipate that the frontage for both the existing and proposed dwellings could accommodate one parking space per dwelling, but would still not meet the predicted parking requirement. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions in the form double yellow lines prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Local Planning Authority (LPA) may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Refuse Vehicles and Construction Access

Space on site for access and turning for Refuse Collection vehicle appears restrictive for the new dwelling; therefore we would anticipate that Refuse Collection would be as per the neighbouring arrangements. As stated in MfS paragraph 6.8.9 *Residents should not be required to carry waste more than 30m (excluding any vertical distance) to the storage point; waste collection vehicles should be able to get within 25m of the storage point and the gradient between the two should not exceed 1:12*. The applicant would be advised to consult with the Local Waste Authority (Arun District Council) to discuss the suitability of these arrangements.

Matters relating to access during the construction of the proposed would need to be agreed prior to any works commencing. Vehicular access to the site is currently only possible from Nyetimber Lane. However, with the proposed new accesses to both Nyetimber Lane and Priors Waye, the applicant should set out which access they plan to use and how they plan for larger vehicles to access and make deliveries to the site during the construction period.

Sustainability

The site is within 5 minutes' walk to local shops and amenities and is approximately a 15 minute bicycle ride to Bognor Regis train station. The LHA would advise that secure and covered bicycle storage is provided to encourage the use of more sustainable transport methods.

The LHA does not consider that the proposal for an extension and relocation of access for the existing dwelling and one new dwelling with additional access, would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.

If the Local Planning Authority (LPA) are minded to approve the application the LHA asks for the following conditions and informative:

Access (details required, access provided prior to commencement)

No development shall commence until the vehicular access serving the existing development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Access (details approved, access provided prior to first occupation)

No part of the proposed development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Access closure (prior to commencement of development)

No development shall commence until such time as the existing vehicular access onto Nyetimber Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

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 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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

INFORMATIVE:

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 license 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-for-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-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Jayne Colbert
West Sussex County Council – Planning Service