

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr A Wood
FROM:	Highways, WSCC
DATE:	27/06/2018
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. Amendment received.
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.

West Sussex County Council, in its role as the Local Highway Authority (LHA), was previously consulted on this application where the LHA asked for the applicant to clarify the total length of dropped kerb for the new access onto Nyetimber Lane.

The additional information shows a reduction in size of the new dwelling. Applying the WSCC car parking calculator to the new dwelling would still require 2 car parking spaces. The LHA anticipate there would be sufficient space to park only one vehicle on the frontage. Additional parking could be accommodated by on-street parking as suggested in previous comments. However the Local Planning Authority (LPA) may wish to consider the impact of this application on on-street parking from an amenity point of view.

The LHA does not consider that the proposal for a relocation of access for the existing dwelling and one new dwelling with associated 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. All conditions and informative previously requested by the LHA are still relevant for this application.

Jayne Colbert
West Sussex County Council – Planning Services