

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 29 August 2017 11:26
To: Planning.Responses
Cc: Dawn Hall
Subject: RE: Planning Consultation on: P/76/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 29/08/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: S Davis

SUBJECT: P/76/17/PL - 1 No. dwelling adjacent to Manoss Lea & addition of 1 No. window to North elevation & blocking up of 2 No. windows on West elevation to Manoss Lea.

Manoss Lea, 9 Manor Park, Pagham, PO21 3JS

RECOMMENDATION:



Advice

S106 contribution total (see below for breakdown): £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 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 proposal is for a 3-bedroom dwelling on corner plot adjacent to Manoss Lea. Manor Park is unclassified no-through public highway subject to a 30 mph speed restriction where traffic is anticipated to be light and not in excess of the posted limit in proximity to the site.

As part of the proposals two off street car parking spaces will serve the new dwelling. This meets with what the WSCC Car Parking Demand Calculator envisions for a development of this scale and location. The existing dropped kerb to the host dwelling will require extending toward the junction in order to facilitate this. The Area Engineer

has been consulted due to the requirement for a new vehicle crossover (VCO) within 10 m of a junction and has advised that the VCO should not be wider than 6.4m due to existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted. From a highway safety point of view the Local Highway Authority (LHA) does not raise a concern to the proposed VCO access and parking arrangements. Whilst no turn on site is available neighbouring properties have a similar arrangement without evidence of highway safety concern.

Secure and covered bicycle storage will be included to the side of the dwelling. Details of this can be secured via condition.

The LHA does not consider that the proposal for a single dwelling would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

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.

INFORMATIVE

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 09 August 2017 08:35
To: SU Local Development
Subject: Planning Consultation on: P/76/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: P/76/17/PL

Registered: 3rd August
2017

Site Address: Manoss Lea 9 Manor Park Pagham PO21 3JS

Grid Reference:

Description of Works: 1 No. dwelling adjacent to Manoss Lea & addition of 1 No.
window to North elevation & blocking up of 2 No. windows on
West elevation to Manoss Lea.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 07-SEP-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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