

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 15-10-2012

FROM: Chris Pratt

**TO: Arun District Council
FAO: Janice Chapman**

SUBJECT: P/82/12 - Removal of existing workshop & conservatory. Construction of a single-storey rear extension (East). New vehicle access to Pagham Road to provide 'in & out' vehicle movement for safety reasons.

24, Pagham Road, Pagham, West Sussex, PO21 4NP

CONSULTATION DATE: 27-09-2012

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.

From inspection of the plans and information provided this application is for an additional access on to Pagham Road, creating an 'in-out' facility, with a single story extension to the rear of the dwelling for a family/living room. There are no changes in the amount of bedrooms in the proposal.

There is no apparent visibility issue at the proposed new access point, and given that an access already exists adjacent to it, would seem sufficient evidence to presume there are no concerns. The site lines to the east when exiting will also be enhanced from having the exit moved. The most recently available verified accident records reveal there have been no personal injury accidents in this direct vicinity. The provision of 2 x 2 metres pedestrian visibility splays should be secured by condition at this access point.

The amount of parking should not be lost within this proposal. Furthermore, the site is situated in a sustainable location, close to a number of bus stops within walking distance.

Based on the above comments, I see no reason to object to this planning proposal from a highway perspective subject to conditions regarding pedestrian visibility and the construction of the access to a highway specification.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.

Phone: 01243 642105 to obtain a license for the site access works.

Chris Pratt
Strategic Planning