



From: [REDACTED]
Sent: 26 June 2018 12:00
To: Planning.Responses
Cc: Daniel Purchase
Subject: **Warning Active Content** Planning Services Response R/105/18/PL

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

I have copied Councillor Purchase into this correspondence to ensure that he is aware of issues or events happening in his 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



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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC
DATE:	26/06/2018
LOCATION:	Sandon, The Coppice, Rustington, BN16 3TP
SUBJECT:	R/105/18/PL Change of use of integral garage to form treatment/waiting room, 2 No. dormers to first floor front extension, replacement of rear dormer with 1 No. velux window, balcony to side, change of side window to window & door & 1 No. additional velux to ensuite (amendment to R/45/17/PL).
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 previous application R/45/17/PL for the change of use of garage into treatment room and other modifications was approved, but the Local Highway Authority (LHA) was not consulted.

The site is accessed from The Coppice, a privately owned road. The nearest publically maintainable highway is Herne Lane, an unclassified road with a speed limit of 30mph in this location. The Local Highway Authority (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 at the junction between The Coppice and Herne Lane. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

In the application form the applicant states that 7 car parking spaces will be provided although no information as to the location of these has been produced. The LHA would advise that details of these are secured by condition.

The LHA does not consider that the proposal for change of use 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 this proposal. If the Local Planning Authority (LPA) are minded to approve the application, the LHA would suggest that a condition securing parking is included.

Jayne Colbert
West Sussex County Council – Planning Services