

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 July 2018 08:51
To: Planning Scanning
Subject: FW: Planning Consultation on: R/134/18/PL

From: Katie Kurek [REDACTED] On Behalf Of CCD Planning Consultations
Sent: 16 July 2018 14:45
To: Planning.Responses
Cc: James Walsh
Subject: RE: Planning Consultation on: R/134/18/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	16 th July 2018
LOCATION:	8, Duncton Road, Rustington, BN16 3LA
SUBJECT:	R/134/18/PL 1 No. end of terrace two storey dwelling.
RECOMMENDATION:	ADVICE – MORE INFO
S106 CONTRIBUTION TOTAL:	£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 Planning Services 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 proposals are for end of terrace 3-bedroom dwelling on corner plot at junction of Duncton Road and Bignor Close. Both roads are unclassified residential and no-through in this location. On-street parking is common practise and vehicle speeds and volumes are anticipated to be low in this location. The Local Highway Authority (LHA) request further information and demonstration of the highway safety merits of the scheme, as set out in the report below.

Access & Parking Arrangements

The garage to the rear will be demolished to provide an area for cycle and bin storage. The existing car parking space fronting this will remain for no. 8 Duncton Road. A proposed new parking space for the new dwelling is situated immediately west of this. It would appear that the existing dropped kerb along Bignor Close would require extending to accommodate this. The applicant should clarify the extent of dropped kerb works required on Bignor Close and mark this on the proposed Site Plan.

On the frontage of Duncton Road an existing and proposed off-street parking spaces are shown. From an inspection of the plan and WSCC mapping there appears to be insufficient depth on the frontage of no. 8 for the space marked 'existing'. Parking spaces should measure 2.4m by 4.8m to ensure a car does not overhang the footway. Furthermore, the kerb appears to not be dropped currently and thus

this 'existing' space cannot be in place. The proposed parking space on the frontage of the proposed dwelling is of sufficient depth due to the building set back. The applicant should demonstrate that sufficient depth is available for the space marked 'existing' or omit this from the plans (and reduce extent of proposed crossover).

On the basis of two allocated spaces being provided for the proposed 3-bedroom dwelling this meets with what the WSCC Car Parking Demand Calculator envisions for a development of this scale and location. If only one space remains for the existing dwelling a shortfall in one space would be anticipated. This would not be reason to resist the application on highway safety grounds. On-street parking is an existing practise that has been operating without evidence of highway safety concern and any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway). Both of these acts are enforceable by Sussex Police. The LPA may wish to consider this potential shortfall on parking from an amenity point of view.

Accessibility

The area is served by street lit footway links with a small parade of shops within walking distance. Bus services between Angmering and Littlehampton run from Mill Road and Angmering Train Station is a seven minute cycle ride away. Whilst the majority of daily trips are anticipated to be via private vehicle the LHA are satisfied that the site does provide opportunities for sustainable transport for some/ part of a journey.

Conclusion

In summary the applicant should provide further information on the following:

- Mark the extent of crossover extension works required to Bignor Close (to provide access to proposed parking space for 8a).
- Demonstrate sufficient space for parking on frontage of existing dwelling or omit this from the proposed plans and amend extend of proposed crossover to Duncton Road.

Katie Kurek
West Sussex County Council – Planning Services

From: planning.responses [REDACTED]
Sent: 26 June 2018 15:19
To: SU Local Development
Subject: Planning Consultation on: R/134/18/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: R/134/18/PL

Registered: 26th June 2018

Site Address: 8 Duncton Road Rustington BN16 3LA

Grid Reference: 505505 103008

Description of Works: 1 No. end of terrace two storey dwelling

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 26-JUL-18.

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 Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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