

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	20 August 2020
LOCATION:	55 Milton Avenue Littlehampton BN16 2PL
SUBJECT:	R/138/20/PL Demolition of garage & construction of 1 No. 2-storey chalet dwelling (resubmission following R/182/18/PL).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

This application is for the demolition of garage and construction of 1 chalet dwelling. The site is located on Milton Avenue, an unclassified residential road subject to a speed limit of 30mph.

This application is a resubmission of R/182/18 for the demolition of existing garage and erection of one 2-storey dwelling. The current application reduces the scale of the property to a chalet dwelling. The LHA was consulted on R/182/18 and raised no highway safety concerns to the proposal. The LPA refused the application on separate grounds - the decision was appealed and the appeal subsequently dismissed.

The site currently benefits from a vehicular crossover (VCO) serving the existing dwelling and garage. No plans have been submitted with regards to the proposed access arrangements for the proposed and existing dwellings. It is unclear which dwelling the existing VCO will serve. If the applicant intends to widen the existing access in order to provide vehicular access to both dwellings, a license will be required and the access must be constructed to a specification agreed with the Local Highway Engineer. Details of the proposed access can be secured via condition.

Visibility at the existing access appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the site. Furthermore, Milton Avenue has good forward visibility. As such, there is no evidence to suggest that the addition of a single dwelling in this location would exacerbate an existing safety concern.

The proposed plans indicate that there is sufficient space on site for one vehicle to park on the proposed site frontage. The WSCC Parking Demand Calculator expects that a minimum of two parking spaces would be required for a dwelling of this size and location. No details of parking provision for the existing dwelling have been provided. Any overspill parking could be accommodated on-street, although the LPA may wish to consider the potential impacts of on-street parking as a result of this development from an amenity point of view. A turn on site would be preferable although there is clearly insufficient space on site to achieve this. An inspection of local mapping indicates that a number of neighbouring properties have similar arrangements and these have been operating without evidence of highway safety concern.

The site is sustainably located within walking distance of a variety of local shops and services as well as local bus stops providing access to Shoreham-by-Sea, Worthing and Arundel. Cycling is a viable option within the vicinity and the secure and covered cycle parking should be provided, details of this can be secured via condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). Details of this can be secured via condition and a suitably worded condition is advised below.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

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 (details required)

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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry
West Sussex County Council – Planning Services