

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 23/8/2010

**FROM: Liam Riddy TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: R/173/10

West Preston Manor, Pigeonhouse Lane, Rustington

**Construction of new gatehouse and car barn. Replacement summer house
within garden and lopping of existing tree**

CONSULTATION DATE: 27/7/2010

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £ N/A

The Highway aspect of 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.

WSCC considers issues of highway safety, capacity, archaeology and conservation architecture regarding this application.

Highways

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 the erection of an additional 3-bed dwelling, a replacement summer house and car barn. Access to the new dwelling and car port will be via the existing drive.

The existing driveway at the site accesses onto Pidgeonhouse Lane via an existing gated access. WSCC would prefer this access point to be widened, however the current arrangements would not be expected to have a negative impact on highway safety given the number of anticipated vehicle movements already taking place at the site. Furthermore, the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating that the current arrangements are not detrimental to highway safety.

The new dwelling is to be situated in a sustainable location, and the level of vehicle parking is within WSCC's standards.

In summary, WSCC would not be minded to raise any highway safety related objections to these proposals.

Archaeology

It is noted that there are existing planning permissions for construction of the Gate House (R/23/09) and for the glazed link (R/176/10/L).

The application site lies within the historic core of West Preston hamlet, an area where archaeological features, such as property boundaries, pits, wells, and outbuildings, of medieval and early post-medieval date, may once have existed, and which may still survive below ground, as buried traces.

Construction of the proposed new replacement summer house is not expected to involve any significant impact upon buried archaeological remains.

In view of the existing permissions for construction of the Gate House and glazed link, regarding which the County Council have not submitted comments on Archaeology, no comments on archaeological impacts are offered in respect of these structures, as part of the current application.

Conservation Architecture

The new gatehouse looks pleasant on site. The negotiated link helps maintain a continuing use of the Victorian linear greenhouse.

Liam Riddy
Local Development