

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	24/09/2018
LOCATION:	St Marys Close, Hurst Road, Rustington, BN16 3AP
SUBJECT:	R/190/18/PL Demolition of 1 No. existing house & grounds & erection of 2 No. new detached dwellings. This application may affect the character & appearance of the Station Road, East Preston Conservation Area.
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 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.

WSCC was previously consulted on application no. R/64/17/PL which was for 4 dwellings on the site. The application was refused, although no highway concerns were raised. Application no. R/219/17/PL for 1 dwelling utilising 1 of the existing accesses to the site was submitted and approved, no highway concerns were raised. The current submission is for the demolition of the existing dwelling, to be replaced with 2 dwellings that will utilise the remaining access to the site from Hurst Road.

The site is accessed from Hurst Road, a privately owned road. No changes have been proposed to the existing site accesses, although both dwellings will be accessed through one access, with the other utilised solely by the dwelling proposed in application no. R/219/17/PL. The nearest publically maintainable highway is Station Road, a 'B' class 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 Hurst Road and Station Road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed dwellings would exacerbate an existing safety concern.

Parking and turning

The WSCC car parking calculator would envision a total of 7 car parking spaces for the two proposed dwellings. The applicant has proposed 8 car parking spaces, 4 within garages and 4 on the frontage. The garages would appear capable of accommodating 2 car parking

spaces and cycle storage. The 4 car parking spaces on the frontage all measure approximately 2.4m x 4.8m and can therefore be counted towards parking provision. The LHA would anticipate that there would be sufficient space on site for vehicles to turn to exit in a forward gear.

Sustainability

The site is an approximate 3 minute bicycle ride from Angmering train station. Local shops and amenities are located approximately a 5 minute walk from the site, with bus stops within a few hundred metres from the site. The LHA notes that there would be sufficient space within the proposed garages to provide secure and covered cycle storage.

Conclusion

The LHA does not consider that the proposal for the demolition of an existing dwelling and construction of 2 new dwellings would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and there are no transport grounds to resist the proposal. If the Local Planning Authority (LPA) are minded to approve the application the LHA would recommend that conditions securing cycle parking and car parking and turning are included.

Jayne Colbert
West Sussex County Council – Planning Services