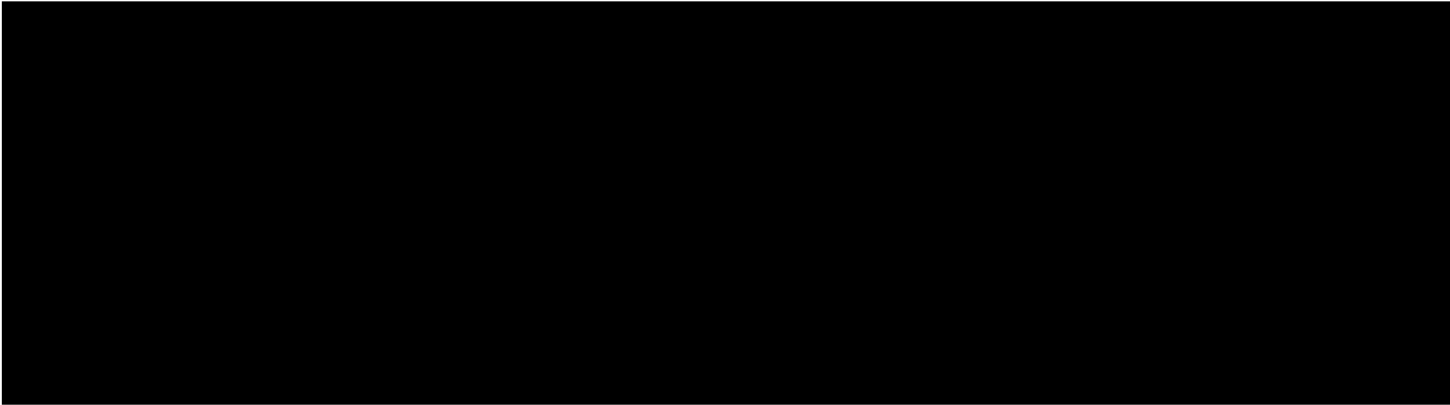




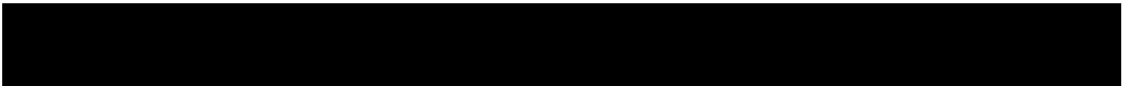
From: Nicola Fry [REDACTED]
Sent: 02 October 2018 09:49
To: Planning.Responses
Subject: Planning Services response - R/203/18/PL

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

Many thanks

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH



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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	02/10/2018
LOCATION:	70, Woodlands Avenue, Rustington, Littlehampton, BN16 3EY
SUBJECT:	R/203/18/PL Additional 1 No. 2-bedroom dwelling within the roofspace of permitted building & related alterations (amendment to approved R/65/17/PL).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 proposal is for an additional 2-bedroom dwelling within the roofspace of permitted building for 6 x 2 bedroom dwellings under ref: R/65/17/PL. The LHA was consulted on the previous application and raised no highway concerns in regards to the proposal. The site is located on Woodlands Avenue, an unclassified road subject to a speed limit of 30mph.

The proposed additional dwelling will utilise the access arrangements approved under R/65/17/PL. As established previously, visibility appears sufficient for the anticipated road speeds. A review of the access onto Woodlands Avenue indicates that there has been one recorded injury accident within the last 3 years; however this was not result of the road layout and that there is no evidence to suggest that the access and local highway network are operating unsafely.

The proposed parking area indicates that seven parking spaces will be provided in total for the development, equating to one parking space per dwelling. This is anticipated to be an acceptable level of parking provision for the development. Any overspill parking could be accommodated on-street. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site has previously been determined as located within a sustainable location, within walking distance of bus stops, local shops and services and Angmering train station. As previously determined, the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses.

As with our previous recommendations, the LHA does not consider that the proposed would have 'severe' impact 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

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with the approved plan.

Reason: In the interests of road safety

Car parking space

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

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.

Informative

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-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services