

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	23/10/2018
LOCATION:	Park View Court, Jubilee Avenue, Rustington, BN16 3ND
SUBJECT:	R/221/18/PL Extension to existing roof to form 2 No. 2 bedroom flats, provision of 3 No. parking spaces & associated works.
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 the extension of existing roof to form two additional 2 bedroom flats. The site is accessed via a private access drive and located off of Jubilee Avenue, an un-classified no-through residential road subject to a speed limit of 30mph.

No alterations to the existing access arrangements are proposed. Vehicular visibility at the access onto Jubilee Avenue appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of two flats would exacerbate an existing safety concern.

The proposed plans indicate that two of the existing 13 parking spaces will be relocated to form a total of 14 parking spaces, of which three will be allocated to the proposed flats. This will result in the loss of two of the existing parking spaces for the existing flats. 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 car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The plans indicate that two of the three relocated parking spaces do not meet the minimum depth of 4.8m per space. The applicant should increase the depth of these spaces to meet the minimum specifications of 2.4 x 4.8m in accordance with WSCC guidelines. Details of this can be secured via condition.

The site is located within walking distance of a variety of local shops and services, including a local primary school and bus stops providing access to Littlehampton, Worthing and Brighton. Cycling is a

viable option within the vicinity and the applicant proposes to include cycle storage on site, this should be secure and covered.

Conclusion

The LHA does not consider that the proposal for two 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 that there are no transport grounds to resist the proposal.

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

Conditions

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

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 the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry

West Sussex County Council – Planning Services