**WEST SUSSEX COUNTY COUNCIL** **DATE: 13/11/2009**
**INFRASTRUCTURE CONSULTATION**

**FROM: Jamie Brown** **TO: Arun District Council**
**FAO: P. Cleveland**

**SUBJECT: R/223/09- RUP R/319/06 (WSCC was not Consulted) for single detached house & garage**

**2, Normanhurst Close, Rustington, West Sussex, BN16 2EU**

**CONSULTATION DATE: 30/10/2009**

**RECOMMENDATION:**

| | | | | | |
|---|---|---|---|---|---|
| **Advice** | X | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | | **Refusal** | |

**S106 contribution: £ 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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal will utilise the existing access onto Normanhurst Close which is in close proximity to the junction onto Sutton Avenue. Having inspected the supporting plans and available map information there does not appear to be a visibility issue at this existing point of access. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access onto Normanhurst Close.

With regard to parking, it would be beneficial for details of the car parking to be confirmed to demonstrate that satisfactory car parking arrangements can be provided. On the basis that two spaces are proposed, the parking provision is within the WSCC Parking Standards, and no highway safety concerns would arise through this provision.

Given the properties location I would recommend that cycle parking is secure via condition. This must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). The applicant may wish to include cycle parking within the garages to avoid the provision of garden sheds for each property.
To accommodate cycle parking within the garages there should be minimum dimensions of 6m x 3m.

In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact. Providing the proposed car parking does not exceed the WSCC Maximum Standards, no highway concerns would be raised.

If the LPA are minded to approve this application, a condition securing cycle parking should be included.

**Jamie Brown**
**Local Development**