

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 05/02/2014

**FROM: Emma Waters TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: R/305/14/PL - Erection of 1 No 3 bed dwelling & 1 No 4 bed dwelling & demolition of existing garage & shed & erection of new car port. This application affects the character & appearance of the Rustington Conservation Area.

Land To The South of The Tiled Barn, Station Road, East Preston, BN16 3AR

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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. In summary there are two areas of further information required these are stated below.

The above proposal has an existing access onto Station Road. The plans submitted indicate that the 2 new dwellings would utilise the access in its current form. No alterations are proposed to the access itself which is an acceptable width to serve both new dwellings. The plan to remove the existing high gates and fencing around the site would be seen as an improvement to Highway Safety at this location, this would increase visibility to the north east for an emerging vehicle. We would seek that the wall is built at 0.8m to ensure an emerging vehicle can see a pedestrian clearly on the adjacent footway.

In terms of parking the proposed allocation of 5 parking spaces is considered acceptable according to the Parking Demand Calculator (PDC). The applicant has demonstrated that there is sufficient space available within the confines of the site to enable vehicle's to turn and exit in forward gear onto Station Road.

The Road Traffic Collision Database indicates that there have been two accidents opposite the existing access, with vehicles emerging from Vicarage Lane. Both incidents were not related to the access for this site and where both due to driver error.

The submitted site plan does not include any detail of visibility splays from a 2.4 metre set back. Given the layout of the road in the immediate vicinity this information would be required. Please supply a plan showing the visibility that can be achieved.

Emma Waters
Strategic Planning