

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	17/01/2018
LOCATION:	Windsong, The Thatchway, Rustington, BN16 2BN
SUBJECT:	R/306/18/PL Demolition of the existing dwelling & erection of 1 No. 3-bedroom one and a half storey dwelling. This application may affect a Public Right of Way.
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 demolition of existing dwelling and erection of a replacement 3 bedroom dwelling. The site is located on The Thatchway, a privately maintained road; consequently these comments are for advice only. The nearest publically maintained highway is located approximately 195m northwest of the site at the junction with Frobisher Way. Frobisher Way is an un-classified residential road subject to a speed limit of 30mph.

Visibility onto Frobisher Way appears sufficient for the anticipated road speeds. Due to the presence of a gated access from Frobisher Way onto The Thatchway, vehicles are not anticipated to be exceeding the posted speed limit in this location. 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 junction is operating unsafely or that a replacement dwelling would exacerbate an existing safety concern.

The proposed plans indicate that the existing double garage and hardstanding parking area will be retained, providing sufficient space for vehicles to park for the residential use. There appears to be sufficient space on site for vehicles to turn on site.

Conclusion

The LHA does not consider that this proposal 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.

Nicola Fry
West Sussex County Council – Planning Services