

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	6 April 2021
LOCATION:	Iluka, 22 Broadmark Lane, Rustington, BN16 2HJ
SUBJECT:	R/43/21/HH Single store attached garage to side.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
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 Strategic Planning 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 erection of a garage to the side of existing dwelling. The site is located on Broadmark Lane, a C-classified road subject to a speed restriction of 30 mph in this location.

From inspection of the plans, the proposed garage has approximate internal dimensions of 2.7m x 5.2m. This does not meet the minimum specifications for single-car garages of 3m x 6m, as set out in Manual for Streets (MfS). Therefore, the LHA advises the applicant to enlarge the garage to meet MfS specifications, as it may be too small for modern cars to fit inside. However, the LHA acknowledges that the size of the garage is limited by site constraints.

Notwithstanding the above, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

Kyran Schneider
West Sussex County Council – Planning Services