**WEST SUSSEX COUNTY COUNCIL** **DATE: 30/03/2009**
**INFRASTRUCTURE CONSULTATION**

**FROM: Jamie Brown** **TO: Arun District Council**
**FAO: J. Chapman**

**SUBJECT: R/49/09/ -House & detached garage (Amendment t previously approved R/271/08)**

**8, Bushby Avenue, Rustington, West Sussex**

**CONSULTATION DATE: 23/03/2009**

**RECOMMENDATION:**

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

**TAD contribution: £ N/A**

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**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.

The proposal is for a house and detached garage with access onto Waverley Road via a new access point. The particular part of Waverly Road that the property will access is not maintained by WSCC. The proposed car parking is in accordance with the WSCC Maximum Standards and no concerns would be raised regarding that proposed. Cycle parking should be included however; this should be secure, covered and be capable of holding at least one cycle per bedroom of the new property.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Waverly Road. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

This application appears to have no notable highway implications. Consequently, no significant concerns would be raised.

Any approval of planning permission would be subject to the following condition:

***Cycle parking***
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.
Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

**INF8**
West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

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