

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	26/08/2025
LOCATION:	The Bungalow, Station Road, Rustington, BN16 3BA
SUBJECT:	R/58/25/PL Proposed demolition of existing garage and storage area and construction of new self-build 3 bedroom dwelling, with new garages for both dwellings. This application is in CIL zone 4 and is CIL liable.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing garage and storage area and construction of new self-build three-bedroom dwelling with garages. Following a review of the submitted application documents, the LHA request the following additional information:

- It is not clear from the plans how the site will be accessed by vehicles, and whether any access works will be required. Can confirmation of the proposed access route from the maintained highway be provided?
- The internal depth of the proposed garages fall below the minimum specifications for garages of 6m as set out in Manual for Streets (MfS). To ensure modern sized cars can be accommodated inside, is there scope to enlarge the depth of the proposed garages to 6m internally?

Please raise the above with the applicant and reconsult. Upon receiving this information, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Sent: 26 August 2025 09:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number R/58/25/PL at The Bungalow Station Road Littlehampton BN16 3BA

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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to
[REDACTED] but the responding officer can be contacted directly via
email if there are any questions relating to this response.

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