

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	15 April 2019
LOCATION:	6 Manor Road Littlehampton BN16 3QT
SUBJECT:	R/72/19/PL Demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The proposal is for the Demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden, it is located on Manor Road which is a unclassified Road subject to a 30 mph Speed limit.

Access

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 access is operating unsafely.

The dwellings are a minimum of 50 metres away from Manor Road. Consideration at the planning stage needs to therefore be given to emergency access and refuse collection in order to satisfy building regulations. It is appreciated that Manor Road provides access to other dwellings, which must have servicing requirements of their own. There is no indication of any collection points on the proposed site plan. The LPA would be advised to consult with the waste collection authority to determine the suitability of any waste collection point. It should be noted that if the preferred method of refuse collection is at the site access point onto Manor Road this would be in excess of waste carry distances as described in Manual for Streets 6.8.9.

Vehicular access for fire appliances should be available within 45m of the furthest point of each dwelling. The minimum carriageway width for fire appliance access is 3.7m, which can be reduced to 2.75m over short distances providing sufficient operating space (3.7m) is provided within 45m as above. Fire appliances should not have to reverse more than 20m. The WSCC Water and Access Manager has been consulted on this application and has not provided comments at this stage, these will be forwarded once received. The applicant should be aware that they may need to demonstrate that a fire appliance can access, operate and turn on site in an emergency in order to meet building regulations; mitigation measures such as sprinklers may need to be installed should this not be achievable.

Parking, Turning and Sustainability

The current proposed plans meet the Vehicle Parking standards and Cycle Parking Standards set out by WSCC.

Additional

Refuse (Location)

It is anticipated that the existing refuse and recycling collection arrangements would be retained roadside, although Manual for Streets does state that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel in excess of 25m to collect/deposit bins. This is however a matter of amenity for the Local Planning Authority (LPA) to consider. The applicant is advised to contact the waste disposal authorities to ascertain whether the practise would be acceptable.

Conclusion

The Local Highway Authority (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.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

Parking

The use of the dwellings shall not commence until such time as the parking area has been constructed in accordance with the details shown on the plans(s) titled PROPOSED SITE PLAN and numbered DS/6MANOR/05. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informatives

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Stephen Garrard
West Sussex County Council – Planning Services