

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	13 September 2021
LOCATION:	Stakers Farm, North End Road, Yapton, BN18 0DU
SUBJECT:	Y/109/21/HH Upgrading of existing access with new turning area and addition of a garage (This application may affect the Character and Appearance of the Main Road Yapton Conservation Area) (This application may affect the setting of a Listed Building).
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.

This proposal is for the upgrading of existing internal access, creation of turning area and addition of a garage/workshop building. The site is located on North End Road, a B-classified road subject to a speed restriction of 30 mph.

The applicant proposes a 3m wide internal access road. Whilst this road will be too narrow for two cars to pass one another, there is space at either end for a car to wait and allow for another to use the road and pass. In addition, given that this is an internal road serving one site, the chance of vehicular conflict is anticipated to be low.

The applicant has not provided floor plans of the proposed garage building. The garage should be provided in accordance with the specifications set out in Manual for Streets (MfS). For single-bay garages, the internal specifications should be 3m x 6m and double-bay garages should be 6m x 6m. The applicant is requested to demonstrate the proposed garage floor plans in accordance with MfS specifications.

Notwithstanding the above, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. The provision of a turning area will allow for cars to turn on-site and exit on to the maintained highway in a forward gear.

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 111), and that there are no transport grounds to resist the proposal.

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

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Kyran Schneider
West Sussex County Council – Planning Services