

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	5 April 2019
LOCATION:	Garage Premises, Main Road, Yapton, BN18 0EA
SUBJECT:	Y/22/19/PL Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL). This application may affect the setting of listed buildings & may affect the character & appearance of the Main Road/Church Road, Yapton Conservation Area.
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 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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application Y/68/17 whereby the existing building would be altered and extended to provide a residential dwelling, to which no objections were raised. The current application seeks to demolish the dilapidated building and provide a new build dwelling with 2 x car parking spaces.

As per the previous application the existing vehicle crossover to Main Road will be utilised. This is shared with Yapton House and has been operating without evidence of highway safety concern. The principle of use of this access for 1 x dwelling has already been agreed and it is considered that the previous use as commercial garage could have seen an increased number of vehicle movements to the nearby road network.

The revised parking arrangement does not appear workable. Whilst it is appreciated that the Design & Access Statement refers to these spaces as being extra-wide to allow for reduced aisle width they have been marked out at 2.4m by 4.8m and the staggered arrangement reduces the available width for turning further. Manual for Streets 2 paragraph 11.1.9 states that 6 metre clear space should be provided for such spaces. Widening and slight relocation of the spaces may improve the manoeuvre to ensure a car can easily turn on site in order to exit on to the public highway in a forward gear. The applicant is advised to demonstrate the workability of any amended parking spaces through swept path tracking.

Please ask the applicant for this additional demonstration of parking arrangements and re-consult.

Katie Kurek
West Sussex County Council – Planning Services