

[REDACTED]

From: Nicola Fry [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 03 October 2018 13:06
To: Planning.Responses
Subject: **Warning Active Content** RE: Planning Consultation on: Y/69/18/HH

Please could this Planning Services Response be distributed to the relevant officer.

Many thanks

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 21 September 2018 14:48
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: Y/69/18/HH

From: [REDACTED]
Sent: 20 September 2018 10:50
To: SU Local Development
Subject: Planning Consultation on: Y/69/18/HH

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling

APPLICATION Y/69/18/HH

NO:

Registered: 20th September

2018
Site Address: 8 East Bank North End Road Yapton BN18 0DJ
Grid Reference: 498128 104136
Description of Works: Driveway to front of property & new vehicular access.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25-OCT-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Mr K Roberts who can be contacted on telephone number .

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton
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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr K Roberts
FROM:	Highways, WSCC
DATE:	03/10/2018
LOCATION:	8, East Bank, North End Road, Yapton, Arundel, BN18 0DJ
SUBJECT:	Y/69/18/HH Driveway to front of property & new vehicular access.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 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.

Summary

This proposal is for the construction of a driveway to the front of the property and new vehicular access. The site is located on North End Road, a B-classified road subject to a speed limit of 30mph.

Access and visibility

The proposed vehicular crossover (VCO) will be approximately 4.2m wide. A licence will be required for the VCO and should be constructed to a specification agreed with the Local Highways Engineer. The applicant should be aware that this area is subject to a policy that a licence may not be granted for a through-layby crossover to any property, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted.

The applicant has not provided vehicular visibility splays for the proposed access; however, WSCC mapping indicates that visibility is sufficient for the anticipated road speeds. 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 and therefore there is no evidence to suggest that the addition of a VCO in this location would exacerbate an existing safety concern.

Parking and turning

The proposed new driveway appears to provide sufficient perpendicular parking for three vehicles. The construction of the driveway has not yet been determined by the applicant. Ideally a hardbound surface would be provided. If the driveway is to be constructed from gravel, this may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto North End Road (on land within the applicant's control; not within the publicly maintained highway). A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of

providing an opportunity to remove up to three vehicles that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

Conclusion

The 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 is minded to approve the application, the following conditions and informative should be applied:

Conditions

Access

No development shall be first occupied until the vehicular access serving the development has been constructed (including a bound material from the back edge of the Highway boundary to prevent gravel overspill) in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Informative

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/>

Nicola Fry

West Sussex County Council – Planning Services