

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	13 September 2019
LOCATION:	The Crickets, Hoe Lane, Flansham, PO22 8NT
SUBJECT:	Y/74/19/PL Extension & alterations to main dwelling. Conversion of existing annexe to three holiday letting units.
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 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 Strategic Planning 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 extension and alterations to main dwelling and the conversion of the existing annexe to three holiday lets. The site is located on Hoe Lane, an unclassified road subject to a speed limit of 30 mph in this location.

Access and Visibility

The existing in-out accesses are to be retained for this proposal and no alterations are proposed. There are no apparent visibility issues at the points of access. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

A double car garage and 2 parking bays are proposed for the main dwelling. The WSCC Car Parking Demand Calculator has indicated that a dwelling of this size in this location would require 3 car parking spaces. The proposed parking bays meet the minimum specifications for single car bays of 2.4m x 4.8m as set out in Manual for Streets (MfS). The garage has internal dimensions of approximately 5.7m x 5.9m, which does not meet the MfS minimum specifications for double car garages of 6m x 6m. The applicant is advised to enlarge the proposed garage to meet MfS specifications.

3 car parking spaces are proposed for the holiday lets. Each space meets the MfS minimum specifications of 2.4m x 4.8m. WSCC has recently adopted new parking guidance in August 2019. The new guidance does not include standards for holiday let parking demand.

The LHA would be minded to advise the planning authority to consider the parking demand as per pre-August 2019 guidance when considering the demand for this application. On this basis, the parking requirements for holiday lets are one parking space per bedroom. Each holiday let has one bedroom and one parking space. Therefore the proposed parking provision is considered sufficient to meet the demands of the site.

Public Rights of Way

Footpath 147 runs along this part of Hoe Lane. It is conceivable that the PROW (Public Right of Way) will be affected by an increase in vehicular traffic either before or after the development is completed. Developers/landowners should ensure that public use of the PROW takes precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW and the consent of the County Council must be sought for the route to be resurfaced even if the surface is to be improved. The applicant would be liable for any damage to the surface arising from this exercise of private access rights.

Sustainability

The site is situated within walking distance of local shops and amenities. Nearby bus stops at Flansham Park and the A259 offer regular connections to Littlehampton, Chichester and Portsmouth. Cycling is a viable option in the area. The inclusion of cycle parking increases the sustainability of the site by offering alternative modes of transport to the private car.

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

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

Car parking spaces (details approved)

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

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.

Kyran Schneider
West Sussex County Council – Planning Services