**WEST SUSSEX COUNTY COUNCIL** **DATE: 12/12/2016**
**STRATEGIC PLANNING CONSULTATION**

**FROM:** **Alison Meeus** **TO:** **Adur and Worthing District Council**
**FAO:** **Peter Barnett**

**SUBJECT:** **AWDM-1726-16**
**Burton Hall, Sandown Road, Southwick**
**Demoilish scout hut and re-build and extend existing house to create 3 bedrooms, and car parking with shared access.**

**RECOMMENDATION: No Objection**

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| **Advice** | | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | x | **Refusal** | |

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The proposal to demolish the existing scout building and increase the existing 2 bedroom house to a three bedroom house with new shared dropped kerb access onto Sandown Road, has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The site is located on the corner of Sandown Road, a 30mph residential road. The proposal will see a net reduction in the overall floorspace of the Scout Hall by 13sqm, and an increase in the number of bedrooms of the detached house from 2 to 3.

Both proposals will not see any increase in vehicle trips associated with the uses, and the overall development will improve the current situation, provided all current standards are met.

A new access will be created and will need the appropriate licence in order to complete the works. Details of how to apply for this can be found on our website page - 'Raise an enquiry - dropped kerbs'.

Manual for Streets guidance on visibility splays for a 30mph road are 2.4m x 43m in both directions with no obstructions over 0.6m in height. This would apply for any new planting on the boundary line of the site and visibility on the bend should be improved which will help drivers to slow down should they need to in good time. as young children will be using the scout hall any planting should be kept to under 0.6m with any forward visibility splay. A plan showing the forward visibility and the proposed visibility from the new access should be submitted to the LPA for approval.

In summary no objection is raised subject to the additional plans being submitted for approval and a construction management statement submitted prior to commencement of the building works to ensure the public highway is kept free of obstructions.

**Alison Meeus**

**Planner**

Access (details required, access provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Sandown Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

*Car parking space (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.

*Construction plant and materials*
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

*Minor Highway Works*
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.