WEST SUSSEX COUNTY COUNCIL **DATE: 06/12/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Katie Kurek **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1619/16 - Three bedroom detached dwelling with vehicular access to the (north of no. 57)

57, Boundstone Lane, Sompting, West Sussex

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £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
The proposal is for three-bedroom dwelling adjacent to no. 57 with new vehicle crossover (VCO) on to the 'C' classified Boundstone Lane (residential road subject to 30 mph speed restriction in this location). The Local Highway Authority (LHA) does not wish to raise an objection to the proposals subject to advice and conditions set out in the following report.

Content
The 'Ground Floor' plan indicates that the VCO will be approximately 3.4m wide and 2.6m into the site. This is sufficient for a single car. The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways. The applicant is advised that the existing boundary wall is kept no higher than 0.6m to aid pedestrian visibility upon exiting the site.

Vehicular visibility from the new proposed access point on Boundstone Lane is sufficient and wholly maintained within the public highway. Whilst it is appreciated that the new access is opposite the junction of Elmstone Close with Boundstone Lane, the low traffic movements anticipated from the new access is not anticipated to cause highway safety concern.

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 a vehicle 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.

Whilst the Application Form states that 2 car parking spaces will be provided the plans indicate space for 1. Cars should not be parked where they overhang the footway.

Conclusion
The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following condition and informative should be secured:

Access
Use of the parking area shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.
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.

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.

INFORMATIVE
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.

Katie Kurek
Strategic Planning