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

FROM: Ian Hayward **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1711/16 - Demolition of existing garage and construction of detached three bedroom house

Land West of, 183, Old Fort Road, Shoreham-By-Sea, West Sussex

DATE OF SITE VISIT: n/a

RECOMMENDATION:

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

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the demolition of an existing garage and construction of detached three bedroom house on land to the west of 183 Old Fort Road, Shoreham-By-Sea, West Sussex.

The dwelling will be served via a new dropped crossing access point from Old Fort Road. Old Fort Road is unclassified and subject to a 30 mph speed limit. The site is located at the eastern extend of Old Fort Road, which is a no through road at this point.

Given the context of the location no highways concerns would be raised to the implementation of a vehicle crossover in this location. The crossover must be implemented under licence to a specification obtained from WSCC Highways.

The proposed dwelling will be served via two off street car parking spaces. This would be considered appropriate for a dwelling of this size in this location. The applicant has demonstrated that 183 Old Fort Road will reatain three off street spaces despite the loss of the garage. Again this quantity of provision would be considered appropoate for a dwelling of this size in this location.

The proposed dwelling should be provided a secure and covered cycle parking provision in the interests of sustainability. The garage of 183 Old Fort Road may have also been used as a cycle storage facility so unless already available I would also ask that 183 Old Fort Road is also provided with a replacement secure and covered cycle parking facility.

In 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 grant planning consent the following conditions and informative note would be advised:

Conditions

Access
No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning 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 Note:

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.

Ian Hayward
Strategic Planning