WEST SUSSEX COUNTY COUNCIL **DATE: 28/07/2017**
PLANNING SERVICES CONSULTATION

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

SUBJECT: AWDM/0960/17 - Proposed two storey development to west side to create 2 no.one bedroom flats.

21, St Julians Close, Shoreham-by-Sea, West Sussex, BN43 6LF

RECOMMENDATION:

Advice	X	**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
West Sussex County Council, in its capacity as the Local Highway Authority (LHA) was consulted previously under application ADC/0482/10 to which the applicant was advised that consideration be given to providing a sufficient level of parking.

The current proposals seek permission for side extension to form 2 x 1-bedroom flats on garden west of no 21. St Julians Close is an unclassified no-through road subject to a 30 mph speed restriction. Traffic is anticipated to be light and slow moving in this location.

Content
Two car parking spaces have been indicated on the frontage of the site. One will be allocated to the first floor flat and one will be for the existing 2-bedroom dwelling. Under WSCC car parking guidance a demand for one car parking space per flat is anticipated. This means that one additional car could be parked on street nearby in the vicinity. Additionally, on the basis that one off-street space is allocated to the existing dwelling a demand for 2 spaces is envisioned for the existing dwelling altogether. Therefore a total of two cars could be displaced nearby on street as a result of the proposals. Whilst the LHA acknowledge local concern regards on street parking we do not consider that two additional cars on street would result in a 'severe' highway safety or capacity issue. The LPA may wish to assess additional on-street car parking from an amenity point of view.

An additional vehicle crossover (VCO) is indicated. We advise that the existing VCO be extended instead. Details of amended access design can be secured via condition. A licence for the works on to the public highway should be obtained from the local highways engineer. The plans appear to demonstrate sufficient depth for the parking of a car without overhanging the footway whilst the entrance routes to the dwellings are kept clear.

The site is within walking distance of a number of a local facilities and amenities. Shoreham Train Station is a 6 minute cycle ride and bus stops with various services are closer. The LHA are satisfied that sustainable modes of transport have been encouraged and are realistically achievable in this location.

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 should be secured:

Access – details required
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 to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Car Parking
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
Planning Services