WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	9 August 2019
LOCATION:	82 Williams Road Shoreham-By-Sea BN43 6BQ
SUBJECT:	AWDM/0927/19 Demolition of existing garage and construction of 1no 2 bedroom house to north elevation. Further information.
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 Planning Services 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.

Proposal Summary
The proposal is for the demolition of the existing garage and the construction of a 2 bedroom house. The site is located on and accessed via Williams Road which is an unclassified residential road subject to a 30 mph Speed limit.

History

- AWDM/0476/19 – This proposal was for the demolition of existing garage and the construction of an extension. Highways were consulted in which no highways concerns were raised, the application was approved by the LPA.

- AWDM/0927/19 More information requested (2nd July 2019) – The LHA requested a Construction Management Plan (CMP) and a plan outlining cycle parking on the proposed property.

The cycle storage plans were submitted with a revised date of 07/2019 and titled 'Proposed Plans,' for the rest of the LHA's response will refer to these plans only.

The Construction Management Plan (CMP) were submitted with a date of the '03/07/2019' with the title of 'Construction site management layout plan' for the rest of the LHA's response will refer to these plans only.

Access
The applicant proposes to extend the current Vehicle Cross Over (VCO) this will allow the new dwelling to have a crossover of 3.8 metres. The access works on the public highway must be implemented under licence to a specification obtained from WSCC Highways.

As part of the licence application process the proximity of the street lighting column will be considered. Street lighting columns within 1.5 metres of a new or extended crossover would need to be relocated as part of the licence process. The applicant should be aware that they would need to fund the relocation works and gain approval with the operator of the lighting column.

Vehicle Parking, Turning and Cycle Parking
A 2 bay car parking provision is proposed for the new 2 bedroom dwelling. Under the recently adopted WSCC Car Parking guidance, 3 car parking spaces would be needed to meet the anticipated demand of the proposal. The LHA is mindful that there is remaining hardstanding space available to accommodate an additional vehicle.

The LHA does not consider that the proposal will result in overspill parking that would be detrimental to highway safety. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

A turn on site would be preferred, though there is insufficient space to achieve this. However other properties have similar arrangements which according to the most recently available accident records are operating safely. In addition is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway. Such practice results in a noticeable narrowing of the existing available carriageway space.

As per the proposed plans, cycle parking will be provided in a garden shed located to the rear of the property. This meets the requirements of Covered/Lockable storage set of by Manual for Streets (MfS) and WSSC Guidance.

Construction Management Plan (CMP)
The proposed CMP plan demonstrates that construction parking and all materials will be stored with the site boundaries. The LHA is satisfied with the principle of what has been submitted, the plan should also outline details pertaining to deliveries. The LHA is accepts that such details can be secured via planning condition.

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 informative note should be applied:

Conditions
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 the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Access
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Proposed Plans' and numbered 2019-37-03 revision B.

Reason: In the interests of road safety.

Construction Plan
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 include 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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Stephen Garrard
West Sussex County Council – Planning Services