WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	14/12/2018
LOCATION:	38, Mill Hill, Shoreham-by-Sea, BN43 5TH
SUBJECT:	AWDM/1609/18 Demolition of north side of existing dwelling and garage to create a site for a new two storey 4 no.bedroom detached dwelling with basement parking and 1st floor rear balcony.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ 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 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.

This proposal is for the demolition of existing garage and north side of existing dwelling to erect a four bedroom dwelling on the site. The site is located on Mill Hill, an unclassified residential road subject to a speed limit of 30mph.

Access and visibility

The existing vehicle crossover (VCO) serving the existing dwelling will be relocated south of its current position to serve the proposed dwelling. A new VCO will be constructed to serve the existing dwelling. Each VCO will be approximately 4.25m wide. A licence will be required for the proposed access works and each VCO must be constructed to a specification agreed with the Local Highway Engineer. Visibility at the proposed accesses appears sufficient for the anticipated road speeds and visibility splays are maintainable wholly within the public highway. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the repositioning of the access and addition of a single dwelling and access would exacerbate an existing safety concern.

Parking and turning

The proposed access to serve the existing dwelling will provide sufficient parking for three cars in tandem. This is anticipated to be a sufficient parking provision for a dwelling of this size and location. A basement garage is proposed for the new dwelling, including the provision of a turntable to enable vehicles to be manoeuvred within the garage. The LHA request some guarantee that the turntable would be maintained in perpetuity and that the applicant agrees to maintain the facility at all times. Would the facility have a 'manual override' whereby the facility could be operated manually if the electric motor was to fail? Should the LPA be minded to grant planning consent it would be requested that plans and details securing the turntable provision including its maintenance in perpetuity be secured via planning condition. There also appears to be space on the site frontage for one additional

parking space, providing a total of three parking spaces for the proposed dwelling. This parking provision is anticipated to be sufficient for a dwelling of this size and location.

Sustainability
The site is located within walking distance of a variety of local shops and services within Shoreham-By-Sea. Bus stops and Shoreham-by-Sea train station are located within walking distance providing access into Brighton, Worthing and further afield. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

Conditions
Access (Access to be provided prior to first occupation)
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 approved plan.
Reason: In the interests of road safety.

Turning space and maintenance of turntable in perpetuity
No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained and the turntable maintained at all times for their designated use.
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 to be 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
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/

Nicola Fry
West Sussex County Council – Planning Services