From: Katie Kurek
Sent: 10 October 2017 14:48
To: Peter Barnett
Cc: Debbie Kennard
Subject: RE: AWDM/1196/17 - 68 Greenways Crescent

Flag Status: Flagged

Dear Peter,

Thank you for this amended parking plan. Please take the below as additional advice from the Local Highway Authority:

As per previous comments, we would ordinarily request 6m clear length between back edge of footway and doorway to allow means of escape. Nevertheless, with the entirety of the frontage being hardstanding would allow for a vehicle to park at angle without overhanging the highway. The parking arrangements are therefore deemed acceptable with one space being allocated per dwelling. The applicant should be aware that parking in a manner which overhangs the footway causing possible obstruction to the footway could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway). Both of these acts are enforceable by Sussex Police. Any overspill parking on the nearby road network is not anticipated to cause a highway safety concern though the LPA may wish to consider this from an amenity point of view.

No highway safety or capacity concerns to resist the proposals, subject to conditions and informative:

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 approved drawing.
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

Technician
Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail**:katie.kurek@westsussex.gov.uk

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 09 October 2017 10:47
To: Katie Kurek; SU Local Development
Subject: Fwd: AWDM/1196/17 - 68 Greenways Crescent

Katie

Dimensioned parking plan for your attention. Please could you let me know if this is now ok as soon as possible?

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ----------
From: **Ben Whitby** <benw@bjwarchitectural.co.uk>
Date: 9 October 2017 at 10:34
Subject: Re: AWDM/1196/17 - 68 Greenways Crescent
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter

As requested, proposed parking dimensions added to a 1:100 plan of the proposed driveways all meets the standards with no overhanging pavement

Regards

Ben

Ben J. Whitby BSc (Hons) NDip Const. Architectural Technician
BJW Architectural & Planning Services
15 West Street, Shoreham - By - Sea, West Sussex, BN43 5WF.
TEL: 01273 441009 | MOBILE: 07856899101
EMAIL: benw@bjwarchitectural.co.uk
WEBSITE: http://www.bjwarchitectural.co.uk

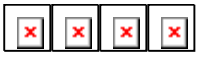
On Fri, Oct 6, 2017 at 2:55 PM, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:
Ben

Will you please read the attached and provide further amended parking plans as requested?

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



---------- Forwarded message ----------
From: **Katie Kurek** <katie.kurek@westsussex.gov.uk>
Date: 6 October 2017 at 14:32
Subject: RE: AWDM/1196/17 - 68 Greenways Crescent
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Peter,

Please take the below as additional comments and request for modification:

An average family size car is considered to be between 4.5-4.8m in length and the width between 1.8m and 2m (figure 6.18 of Manual for Streets). The cars shown on the amended plan are not indicative of this and from the plans and observations on site the LHA are still not satisfied that parking space has been accurately demonstrated. The marking out of the car parking bays would assist with this where these should be 2.4m by 4.8m with additional space where in front of a means of escape from a building (front doorway) or bay windows, which appears to be the case for both the existing and proposed dwelling.

Whilst parking provision matters would not cause a highway safety grounds to resist the application it would not be acceptable for a car to overhang the public footway or block a means of escape. We therefore request that the applicant re-consider the parking arrangements (for example no. 68a could have a single space parallel to the road and a nil parking arrangement could be in place for the existing dwelling).

I've attached the WSCC VCO guidance also. Could you pass this on to the applicant so they are aware of the specific considerations regards frontage parking and consider this when providing amended plans.

Katie Kurek

Technician
Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail**:katie.kurek@westsussex.gov.uk

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 29 September 2017 11:26
To: SU Local Development; Katie Kurek
Subject: Fwd: AWDM/1196/17 - 68 Greenways Crescent

Katie

Revised plans and parking details for your attention. Please can I have your comments as soon as possible?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ----------
From: **Ben Whitby** <benw@bjwarchitectural.co.uk>
Date: 25 September 2017 at 11:41
Subject: Re: AWDM/1196/17 - 68 Greenways Crescent
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter

Revised drawings as requested/ discussed.

We agree to an extension of time for the application

Regards

Ben

Ben J. Whitby BSc (Hons) NDip Const. Architectural Technician
BJW Architectural & Planning Services
15 West Street, Shoreham - By - Sea, West Sussex, BN43 5WF.
TEL: 01273 441009 | MOBILE: 07856899101
EMAIL: benw@bjwarchitectural.co.uk
WEBSITE: http://www.bjwarchitectural.co.uk

On Fri, Sep 22, 2017 at 9:19 AM, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:
Ben

Thanks for the amended plan. Unfortunately this now makes bedroom 3 substandard and the floor area of the overall house also fails to meet the Technical Housing Standards for a 3 bed 5 person house. I would therefore advise you to remove bedroom 3 from the plan.

I also have attached the comments of WSCC Highways for your attention and action.

The decision date for this application is 26 September and, in light of the required amendments and reconsultation with WSCC I shall be grateful if you would agree to an extension of time for dealing with the application until 13 October.

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

On 11 September 2017 at 12:31, Ben Whitby <benw@bjwarchitectural.co.uk> wrote:
Hi Peter
Please find attached Revision A as requested with a hip roof to the new dwelling

Regards

Ben

Ben J. Whitby BSc (Hons) NDip Const. Architectural Technician
BJW Architectural & Planning Services
15 West Street, Shoreham - By - Sea, West Sussex, BN43 5WF.
TEL: 01273 441009 | MOBILE: 07856899101
EMAIL: benw@bjwarchitectural.co.uk
WEBSITE: http://www.bjwarchitectural.co.uk

On Mon, Sep 11, 2017 at 11:51 AM, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:
Ben

Having considered the merits of this application I consider that it can be supported in principle. However, I consider it is important that the new dwelling has a fully hipped roof to match the existing house and that at No.70, as well as the majority of end of terrace houses in the street.

Please submit amended plans showing a hip rather than gable to enable me to proceed to a decision on this application.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

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