WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnnet
FROM:	Highways, WSCC
DATE:	15/06/2018
LOCATION:	66, Middle Road, Shoreham By Sea, West Sussex, BN43 6GA
SUBJECT:	AWDM/0540/18 Single storey rear extension, two storey side extension to west elevation and new vehicular access to front. Additional information received.
DATE OF SITE VISIT:	
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 Local Development 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.

The proposed new crossover now does not allow sufficient space within the hardstanding for a single vehicle to bay park. The depth of this hardstanding is required to measure 4.8m to facilitate an average sized vehicle. The hardstanding fronting the porch only measures 3.8m deep and would therefore encourage a vehicle to overhang onto the pedestrian footway which is publicly maintained highway in this location. Any parking on the footway can be considered to be a wilful obstruction of the free passage of a highway, contrary to section 137 of the Highways Act 1980.

Similarly if the crossing would be used to serve a parallel parking bay fronting the property, the width of the dropped kerb would need to be the maximum crossover length to allow this parallel parking use, this would therefore require 6.4m in length and would pose a similar issue with the positioning of the tactile paving.

On the basis of the above the LHA would not be in a position to support the proposal and a holding objection would be advised until sufficient information can be provided demonstrating a vehicle parked off of the highway in a satisfactory manner.

Jodie Wilkes

West Sussex County Council – Planning Services