WEST SUSSEX COUNTY COUNCIL **DATE: 25/10/2012**
STRATEGIC PLANNING CONSULTATION

FROM: Ian Hayward **TO: Adur & Worthing Councils**
FAO: Gary Peck

SUBJECT: AWDM/1141/12 - Demolition of existing bungalow/ garage/ greenhouse, erection of 2 storey replacement dwelling and single storey garage.

117, Greenways Crescent, Shoreham-By-Sea, West Sussex, BN43 6HR

CONSULTATION DATE:

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: £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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application site is currently served by an existing point of access onto Ashlings Way, which is a private road. The applicant wishes to create a second point of vehicular access at the southern boundary of the site adjoining Greenways Crescent, which is 'D' classified and subject to a 30mph speed limit. Pedestrian footways are present at this location.

From inspection of the plans provided, appropriate visibility can be achieved for the new point of access wholly within land under control of the highways authority. I have checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the proposed point of access. The access width is considered appropriate. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence.

The vehicle parking provision is considered appropriate for a dwelling of this size in this location. The proposed cycle parking provision is also considered appropriate.

From the information provided there would be no anticipated highway safety concerns raised to this proposal.

If the LPA are minded to grant planning consent I would request that the following conditions be included:

- Access
- Car Parking
- Cycle Parking
- Pedestrian Visibility (2 x 2 Metres at each side of the point of access, inasmuch as is under control of the applicant)

Informative
The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105**,** to obtain a license for the site access works.

Ian Hayward
Strategic Planning