WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	30/07/2018
LOCATION:	Four Winds, 2 West End Way, Lancing, West Sussex
SUBJECT:	AWDM/0990/18 Retrospective application for replacement balcony with new staircase and replacement fence to north west elevation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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 Strategic Planning 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 retrospective application is for the erection of a replacement fence to the northwest elevation. The site is located on West End Way, an unclassified, no-through residential road subject to a speed limit of 30mph. The site is located at the end of West End Way, with boundaries onto Winston Road also an unclassified, residential road subject to a speed limit of 30mph; however, no vehicular access onto Winston Road is possible from this end of West End Way.

The proposed replacement fence is situated to the northwest of the site and fronts onto Winston Road. Plans indicate that the proposed fence is a like-for-like replacement of the existing fence on site. The plans do not indicate an increase in height and appear to follow the property boundary. The replacement fence is not anticipated to cause a highway safety concern as it does not obstruct vehicular visibility on either West End Way or Winston Road.

In conclusion, the LHA do not consider that the proposal will result in a highway safety or capacity concern. Therefore the application is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services