WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	14 June 2019
LOCATION:	Former 170, Brighton Road Lancing BN15 8LL
SUBJECT:	AWDM/0822/19 Minor Material Amendment to AWDM/0330/18 to set back ground floor front (north) elevation and remove side walls at front of pair of previously approved semi-detached houses.
RECOMMENDATION:	Advice

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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application AWDM/0330/18 for 2 x dwellings and new vehicle crossover, to which no highways objections were raised.

The current application seeks to vary the approved design by setting back the ground floor and removing side walls at front of semi-detached houses. As per previous comments the car parking space fronting each garage has not been demonstrated as 4.8m in length. It is unclear whether sufficient length between back edge of footway and garage is available without a car overhanging the footway. As per previous comments any illegal parking 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).

The Local Planning Authority (LPA) may wish to consider this and request demonstration from the applicant that sufficient space on the hardstanding is available, or that the reference to a car parking space in this position is omitted from the plans.

Katie Kurek
West Sussex County Council – Planning Services