WEST SUSSEX COUNTY COUNCIL **DATE: 24-10-2013**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1165/13 - Demolition of existing bungalow and erection of two storey 5-bedroom dwelling.

128, Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HL

RECOMMENDATION:

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

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.

The application seeks approval for the demolition of an existing 2 bed bungalow and replace with a 2 story 5 bed dwelling.

There are no proposals to alter the existing access arrangements from Old Fort Road which appear to be satisfactory to support this development.

A provision of 3 parking spaces will be provided for the new dwelling, 2 within a double garage; however provision for more does appear to be available. This meets the standards we seek for a development of this size in this area. The site benefits from an "in-out" style driveway which is assumed will be kept the same; therefore there would be no concerns with vehicles reversing on to the highway.

No concerns would be raised to this application from a highway safety perspective.

Chris Pratt
Strategic Planning