WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	24 April 2019
LOCATION:	38 Brighton Road, Shoreham-By-Sea, BN43 6RG
SUBJECT:	AWDM/0242/19 Extend vehicle access.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Modification/More information
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 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 proposal is for the extension of existing dropped kerb. The site is located on Brighton Road, an A-classified road subject to a speed limit of 30mph.

Access
The site currently benefits from an existing vehicle crossover (VCO) onto Brighton Road, which is approximately 2.8m wide, although this has not been clearly demonstrated on the proposed plans. The plans indicate that the applicant intends to drop the kerb across the whole site frontage, providing an access approximately 9.8m in width total. A licence will be required for the proposed access works. The Local Highway Engineer was consulted on this application and has advised that a licence would not be granted for a VCO of a greater *total* width of 6.4m. The applicant should modify the proposal to reduce the proposed VCO to a total width of 6.4m.

Parking
The site currently benefits from off-street parking to the side of the property, providing parking for at least one vehicle. Local mapping also indicates that there is a dedicated disabled parking space to the front of the site serving the dwelling. This space would be lost as result of this proposal. The proposed plans do not scale off correctly and do not demonstrate the bay windows which are present to the front of the site. As such, the applicant is requested to provide a revised plan accurately demonstrating the position of the bay windows and the proposed parking layout. There should be a minimum depth on the site frontage of 4.8m for perpendicular parking spaces. And a minimum of 6m depth when parking spaces are proposed in front of a means of escape (e.g. front doors). Each space should be a minimum of 2.4m wide.

Conclusion
The applicant is requested to modify the proposed VCO to demonstrate a maximum *total* width of 6.4m in order to meet WSCC licence standards. The applicant is also requested to provide revised, correctly scaling, plans demonstrating the bay windows to the front of

the property, and a proposed parking layout plan demonstrating that the proposed parking spaces meet minimum WSCC specifications.

Please request this additional information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services