WEST SUSSEX COUNTY COUNCIL **DATE: 1st August 2013**
STRATEGIC PLANNING CONSULTATION

FROM: **Adam Charlton** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/0823/13 - Demolition of existing Church Assembly Hall and redevelopment with 5 x one bedroom terraced dwelling-houses and associated parking (5 spaces).**

Kingdom Hall, 13, Wembley Gardens, Lancing, West Sussex

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.

West Sussex County Council was consulted previously on full Highway Matters for this location under planning application no. ADC/0036/09, to which no objections were raised.

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.

The proposal is for the demolition of an existing hall of worship, and replacement by 5 dwellings, with access onto Wembley Gardens via new access points.

Concerns were raised in previous responses as to the inadequate access arrangements for Wembley Gardens from Wembley Ave. The access at the northern is of reasonable width with good visibility, however the access at the southern end, is narrow, does not allow for 2 cars to pass and is also a PROW, and therefore conflicts may arise between vehicles and pedestrians. However, these concerns have been considered at appeal on other applications for development in Wembley Gardens and the appeal has been allowed by the Inspector.

Planning permission was previously granted for the development of this site ADC/0036/09, for 6 flats with 3 parking spaces. As this application represents a reduction by 1 unit, although an increase in 2 parking spaces (but nevertheless still below the quantity available as a church), there is no objection to this application from the Highway Authority.

Adam Charlton
Strategic Planning