WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 12/3/2009

FROM: **Liam Riddy**

TO: Worthing Borough Council
FAO: Rebekah Smith

SUBJECT: **WB/106/09**

17 Heene Road, Worthing

Demolition of existing garage and construction of 4 new dwellings with no proposed parking

CONSULTATION DATE: 27/2/2009

RECOMMENDATION:

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

S106 contribution: £ 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 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 map information. This application proposes four new dwellings with no off-street parking, located on Heene Road in Worthing.

In terms of transport, the properties are situated in a sustainable location. The property is within walking distance of a range of services and public transport, hence there is no reliance as such on the use of the private car. It should be mentioned that a Controlled Parking Zone is present on Heene Road, and many of the surrounding roads, meaning that if occupants of the new dwellings have cars they will not be able to park without a relevant permit. Due to this fact, it is extremely unlikely that a significant highway safety issue would arise due to an intensification of on-street parking, and therefore this application raises no highway concerns. This application is also in compliance with PPG13 and policy Dev4 of the West Sussex Structure Plan 2001 – 2016 in encouraging the use of sustainable transport.

Cycle parking has been included in this application. The applicant is reminded that this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed buildings. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Any approval of planning permission would be subject to the following conditions:

Construction plant and materials
No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.
Reason – To avoid undue congestion of the site and consequent obstruction to access.

Cycle parking
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.
Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

Liam Riddy
Local Development