WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	23 March 2021
LOCATION:	12 Maple Walk Lancing BN15 0DS
SUBJECT:	AWDM/0305/21 Single storey side extension, detached garage to rear with access from The Lawns, proposed vehicle crossover and parking to front.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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 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.

This proposal is for construction of single storey side extension, detached garage to rear with access from The Lawns, proposed vehicle crossover and parking to front. The site is located on the corer plot between The Lawn and Maple Walk both unclassified roads subject to 30mph speed restrictions.

The proposed access to the northwest will be constructed onto a private access road which leads onto the publicly maintained The Lawn. The private access road is shared with parking lot serving several other properties. The applicant would need to communicate with the proprietor of the access road to regarding the proposed access.

In addition to this the applicant proposes another access to the southeast part of the property to accommodate 2 additional vehicles. This access, as demonstrated on the site plan will be approximately 5.5m wide. Any access works onto the public highway must be constructed under a licence obtained from WSCC Highways.

I have contacted the WSCC Highways Area Manager regarding the new access onto Maple Walk who has advised that licence for a second access in this location would not be granted.

The LHA are satisfied that the proposal would not result in a material intensification of vehicle movements.

The proposed garage measures 4.3 x 5.6m internally. The proposed garage falls marginally short of the minimum depth requirement (3 x 6m), however, this is not anticipated to result in a highway safety concern. The applicant may wish to consider modifying the proposed garage to meet the Manual for Streets (MfS) standards.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

From a highway safety perspective, the LHA cannot justify an objection as there are no overriding safety concerns, however WSCC Highways have confirmed that they would not grant a licence for second access in this location.

Anastasia Toleva
West Sussex County Council – Planning Services