WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	13/11/2018
LOCATION:	Land South Of 14 Ring Road, Norbury Drive, Lancing
SUBJECT:	AWDM/1590/18 Variation of Conditions 11 and 17 of planning permission AWDM/1272/15 to use garage at 27 Norbury Drive for parking and ancillary storage, including change of single side door to double glazed doors.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AWDM/1272/15 for the erection of 2 x detached two dwellings with new vehicular access formed from Norbury Drive. No highways concerns were raised and consent was granted by the Local Planning Authority.

This application seeks to vary conditions 11 and 17 of the aforementioned planning consent:

Condition 11

11. The dwellings shall not be occupied until the garages, parking spaces, turning space and access facilities (including the vehicular access and replacement garage for 27 Norbury Drive) shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access, parking and turning of vehicles incidental to the use of the proposed dwellings.

Reason: *In the interests of amenity and highway safety.*

In highway comments in relation to AWDM/1272/15 dated 21/10/2015 the Local Highways Authority advised individual conditions to secure the following matters:

- Garages (Proposed Dwellings Only)
- Parking & Turning Spaces (Both for the Existing and Proposed Dwellings)
- Access Works (To Serve Replacement Parking)
- Access Works (To Serve Proposed Dwellings)

The wording of the condition applied specifically states that "The area of land provided shall not thereafter be used for any purpose other than access, parking, and turning of vehicles incidental to the use of the proposed dwellings". This may lead to some confusion that the replacement garage for 27 and parking area is to be used by residents of the proposed dwellings only.

Providing the access works (to serve 27 Norbury Drive), access works (to serve proposed dwellings), Parking & Turning Spaces (Proposed Dwellings), Parking (27 Norbury Drive) and Garages (Proposed Dwellings Only) are secured the Local Highways Authority has no concerns with the wording of this condition being varied to clarify matters.

Condition 17

17. The garage buildings hereby approved shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: *To ensure adequate off-street provision of parking in the interests of amenity and highway safety.*

In highway comments in relation to AWDM/1272/15 dated 21/10/2015 the Local Highways Authority advised a similarly worded condition and requested it be applied only for garaged used by the proposed dwellings. As such the Local Highways Authority has no concerns with the wording of this condition being varied to reflect that.

Ian Hayward
West Sussex County Council – Planning Services