WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	09/08/2018
LOCATION:	Cliff Corner, Old Salts Farm Road, Lancing, West Sussex, BN15 8JE
SUBJECT:	AWDM/0904/18 Single storey rear extension, extend front dormer and balcony, extend rear dormer; new front porch, extension of roof over new bay window to front; new cladding to east gable at first floor and to dormers. Raise the roof of the double garage and convert to home office with new roof lantern.
DATE OF SITE VISIT:	
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 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.

Summary
Cliff corner is accessed via two points on the publicly maintained highway. Via both Old Salts Farm Road where a dropped crossing serves an associated hardstanding and via Brighton Road where a garage is located.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident at the junction of Old Salts Farm Road and Brighton Road. However, from an inspection of accident data it is clear that this was not due to any defect with the junction.

Access and parking
The garage building does not meet the required dimensions in terms of depth for a garage by WSCC Standards which outline 3m x 6m would be sufficient. The garage depth does also not meet WSCC requirements for a single standard parking space which would be 2.4

x 4.8m, the depth is circa 4.6m. It is therefore considered that this provision may not be used currently for parking and as such would not be considered as an existing parking space.

Parking appears to currently take place within a parking bay fronting the property and accessed via Old Salts Farm Road, this access has been implemented for some time and appears to be functioning with no known highways safety concerns.
Vehicles must not bump the kerb and drive over/park on the verge to obtain access to the driveway.

The WSCC parking demand calculator outlines that a total of 2 parking spaces will be required to serve the dwelling as proposed. Currently space appears achievable for two parking spaces within the associated parking bay fronting the property.
The proposal will generate additional habitable space within the dwelling, however this is not considered to materially change the number of trips generated by this proposal.

Capacity
The office space created by the conversion of the garage is to be used as part of the dwelling as a whole, for the enjoyment and purpose of living space associated with the host dwelling and may not be used as a separate habitable space. The LHA advises that this is conditioned alongside any permission of this proposal.

Sustainability
Alternative sustainable methods of transportation are available nearby in the form of bus services which run along the A259 within walking distance of the proposal site. This operates regular routes to Littlehampton, Goring by Sea, Worthing and Brighton. Rail services operate from Lancing Railway station, a 4 minute cycle from the address.

Representations
The proposed works do not occur within or overhang the publicly maintained highway. Visibility for users of the Old Salts Farm Road access is retained and is acceptable for the speed of the highway, obtainable within the highway boundary. The LHA note representations regarding the height of the garage and concerns that this may obstruct visibility along Brighton Road. A driver's eye line whilst in a car measures 1.5m from ground level, the LHA does not consider that drivers' vision would be obstructed by the proposed additional roof height.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Condition
Habitable space
The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling house and shall not be used as a separate dwelling.

Jodie Wilkes
West Sussex County Council – Planning Services