WEST SUSSEX COUNTY COUNCIL **DATE: 2nd June 2017**
PLANNING SERVICES CONSULTATION

FROM: **Ian Gledhill** **TO:** **Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: **AWDM/0732/17 - Erection of single detached 3 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off-street parking to existing and proposed dwellings.**

114, Old Shoreham Road, Southwick, Brighton, West Sussex

RECOMMENDATION:

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

The site already has planning permission for a 2 bedroom property (AWDM/0657/16). The current proposal seeks only to alter this to a 3 bedroom property. There would be no highway objection to the increase in dwelling size.

The application description also refers to the enlargement of the existing crossover. Whereas the approved application included details of the proposed parking arrangements, no such details are included with the current application. Such details therefore should be secured via condition and implemented prior to the proposed dwelling being occupied.

In light of the nature of the Old Shoreham Road, a construction management plan is also recommended. The CMP should include details to protect the users of the public highway whilst construction works are on-going.

If minded to approve this application, the following conditions are recommended.

Access
No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Car parking space
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and

adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Ian Gledhill
Planning Services