WEST SUSSEX COUNTY COUNCIL **DATE: 23/08/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Katie Kurek **TO: Adur & Worthing Councils**
FAO: Sarah Crease

SUBJECT: AWDM/1205/16 - Vehicular access and hardstanding on frontage for parking.

76, Southview Road, Southwick, Brighton, West Sussex

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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 Strategic Planning 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.

The proposal is for a dropped kerb and hardstanding to provide a single off street car parking space on the frontage of no. 76. Southview Road is 'B' classified and subject to a 30 mph speed restriction in this location.

From an inspection of the Block Plan the dropped kerb vehicle crossover (VCO) is approximately 3.5 m in width which is sufficient for the proposed use. The applicant would be required to apply for a licence from the local WSCC Highways engineer for these works on to the publically maintainable highway.

The frontage is approximately 5 m in length including the bay window. There appears to be sufficient space for the parking of a single vehicle. From an inspection of local mapping neighbouring properties have a similar arrangement with no evidence of highway safety concern.

Visibility on to Southview Road is sufficient. Paragraph 10.7.1 of Manual for Streets 2 states that whilst parking in visibility splays in built-up areas is quite common, it does not appear to create significant problems in practice. In some circumstances, where speeds are low, some encroachment may be acceptable.

The Local Highway Authority does not wish to raise any highways concerns or grounds for refusal to the proposal. If the Local Planning Authority is minded to approve the application then the following conditions should be secured:

Access
The use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reason: In the interests of road safety.

Car parking space
The use of the parking area shall not commence until it has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

INFORMATIVE
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Katie Kurek
Strategic Planning