WEST SUSSEX COUNTY COUNCIL CONSULTATION

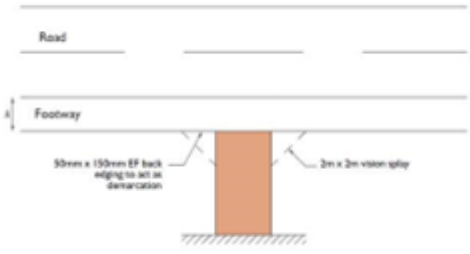
TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	18 December 2023
LOCATION:	34 Garrick Road, Worthing, West Sussex
SUBJECT:	AWDM/1325/23 Proposed change of use from 2no. one-bedroom flats to three-bedroom single dwelling house. Additional information/ plans received.
DATE 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.
I refer to your consultation in respect of the above planning application and would provide the following comments.

Additional Comments
The applicant is now proposing to create a new VCO and hardstanding area by extending the existing dropped crossing currently serving 32 Garrick Road. The VCO extension will be subject to a license obtainable by the Area Office (informative below on how this is to be achieved). The license process considers additional factors which cannot be considered at the planning phase. I have independently contacted the Local Area Officer for comments regarding the suitability of this proposal and additional comments will follow upon receipt of these.

From a highways safety perspective there appear no highways safety concerns with the proposal to create a parking area within the frontage of 34 Garrick Road. Sufficient space exists between the highway edge and building line to accommodate an average sized vehicle and facilitate safe access and egress from the property.

Garrick Road is a D class 30mph road in Worthing.
Although pedestrian visibility splays have been provided they have been drawn incorrectly and intersect third party land (no32 Garrick Road). The LHA does however support the proposal to facilitate pedestrian visibility and therefore advises that 2m x 2m visibility splays be provided at the northern side of the access onto Garrick Road, and for 2m back along the boundary with no 32 to the south. There should be no obstructions to visibility over 0.6m within those splays and this should be maintained to ensure visibility in perpetuity.



Splay may be demonstrated as above.

Sufficient vehicular visibility appears achievable within the publicly maintained highway at the proposed point of access given the presence of the wide footway. A reverse manoeuvre may be required to either enter or egress the space, this is a precedent with other accesses along Garrick Road and operates with no known highways safety concern.

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 111), and there are no known transport grounds to resist the proposal.

If the Local Planning Authority (LPA) is minded to approve this application the following conditions and informative are advised.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres has been provided to the north side of the proposed site vehicular access and 2m back along the boundary to the south, onto Garrick Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Jodie Wilkes
West Sussex County Council – Planning Services