WB/10/0094/OUT 17 HEENE ROAD

UPDATES

The **Highway Authority** comments as follows:-

"West Sussex County Council was consulted previously on Highway Matters for this location under planning permission WB/09/0106 to which no highway objections were raised.

This proposal has been considered by means of a desk top 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 the erection of a new dwelling which will utilise an existing access point onto Heene Road. From inspection of the plans alone, 2 off-street parking spaces are proposed to serve the new 3-bedroom dwelling. It would appear that No.17 would not have any off-street parking as a result of these proposals. The alterations to the parking arrangements are not anticipated to have a negative impact on highway safety in this location, due to the fact that Heene Road is subject to parking restrictions which would prevent residents of No.17 from parking off-street outside the property. Furthermore, from an inspection of the block plan it would appear that vehicles parked in the marked bays would be able to turn safely and exit the site in a forward gear.

The site is located in a sustainable location and is within walking distance of a range of services and public transport; however, WSCC would recommend that the local planning authority attaché a condition securing cycle parking at this site.

In summary, WSCC has no highway safety concerns regarding this application."

The **Conservation Area Advisory Committee** raises a strong objection to the proposal commenting that the site area should be retained as open space and improved by landscaping to provide a garden as an amenity space for the residents and to enhance the appearance of the Conservation Area. Proposals for a replacement garage building should be sympathetic to the style of the existing house.

OFFICER COMMENTS

None.

CHANGES TO RECOMMENDATIONS

None.