WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	6 August 2020
LOCATION:	54 Cokeham Road Lancing BN15 0AG
SUBJECT:	AWDM/0960/20 Demolition of front wall, chimney and conservatory to east. Proposed roof extension from full hip to barn-hip end, 2no. dormers and 1no. roof light to front and 1no. dormer with 2no. Juliet balconies to rear. Alterations to rear conservatory to provide new flat roof and windows, construction of single-storey extension to east side/rear. Construction of new in and out vehicular accesses,with new front wall/fence and sliding timber gates.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / Modification
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 Planning Services 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.

This proposal is for demolition of existing front boundary wall, chimney and eastern conservatory, roof extension, single storey extension to east/rear and construction of a new in/out access arrangement with new front wall/fence and sliding timber gates.

The proposed plans indicate that the existing access will be retained in this location and a second access proposed to provide an in/out arrangement. Although splays have not been provided, visibility at the proposed access appears sufficient for the anticipated road speeds in this location, with splays achievable within the publicly maintained highway.

A license to construct the vehicular crossover would need to be obtained from the Adur & Worthing Area Engineer. I have consulted the Area Engineer for Adur & Worthing who has confirmed that a licence would not be granted for the second access at this location as this area is subject to a policy that does not permit a second crossover to any property, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted.

The LHA acknowledge the Area Office's guidelines regards second accesses. Nevertheless, from a highway safety point of view the LHA could not substantiate grounds to resist the proposal. The potential loss of an on-street parking space would not cause a highway safety reason for refusal.

The proposed plans indicate that a sliding gate would be provided for each access. These should ideally be set back a minimum of 5m from the back edge of the highway to enable a vehicle to

wait clear of the carriageway whilst the gates are in operation. The proposed gates would sit approximately 3.7m back from the edge of the carriageway, as such, a vehicle could obstruct the carriageway whilst in operation. The LHA note that a gate is currently present at the existing access, so would not be in a position to the object to the proposed gate in this location.

The proposed alterations and extensions would result in one additional bedroom for the dwelling. The WSCC parking demand calculator expects that a minimum of three parking spaces would be required for a dwelling of this size and location. The proposed in/out access would provide parking provision for two vehicles. The existing garage will be retained, although at 2.4 x 4.2m internally, this is unlikely to be able to accommodate a standard sized vehicle.

The proposed in/out access would enable a vehicle to exit onto the public highway in a forward gear. Currently there is no provision for vehicles to turn on site. Given that the Area Office would not permit a licence for a second crossover in this location, the applicant is advised to consider modifying the plans to remove the proposed second access, provide a third parking space on the site frontage and provide a turn on site for vehicles to exit in a forward gear. The applicant is advised that each parking space should be a minimum of 2.4 x 4.8m as per Manual for Streets, and a minimum clear area of 6m to the rear of each parking space would enable vehicles to turn.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. However, the Area Office has confirmed that a licence for a second access would not be granted in this location.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions
Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plan.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking 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
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/

Nicola Fry
West Sussex County Council – Planning Services