WEST SUSSEX COUNTY COUNCIL **DATE: 26/02/2018**
COUNTY HIGHWAYS CONSULTATION RESPONSE

FROM: **Jodie Wilkes** **TO:** **Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: **AWDM/0138/18- Conversion of 1 no. 4 bed bungalow to 1 no. 3 bedroom and 1 no. 1 bedroom dwellings with two car parking spaces at front.**

13, Manor Hall Road, Southwick, Brighton, West Sussex

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £N/A

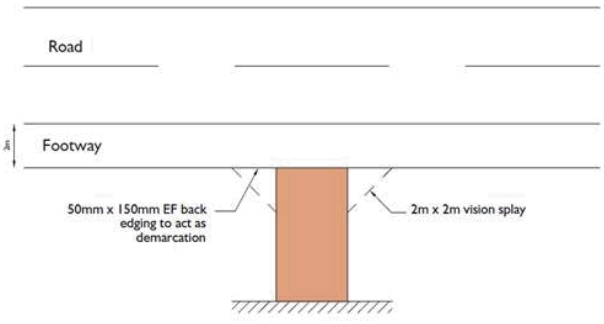
This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The applicant is proposing to sub divide the existing dwelling at 13 Manor Hall Road into one three bed dwelling and one single bed dwelling. It is proposed that a hardstanding will be positioned fronting the properties which demonstrates that two parking spaces will be achievable.

Access
The proposed point of access is sited just over 10m from the junction to Milton Drive, visibility at this point is considered sufficient due to the presence of a wide footway fronting the property. Visibility splays are accommodated for wholly within the highway boundary.
In relation to the pedestrian visibility there should be splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint. See the diagram below. These splays must be kept free of obstructions over 0.6m in height. This is to enable adequate visibility of approaching pedestrians.



The boundary wall fronting the property does extend beyond the grassed area and obstructs a small portion of hardstanding. The LHA advises that this is removed to allow sufficient space for a second vehicle to manoeuvre into and out of the site; this should be demonstrated prior to works commencing, condition included below.

The access can be constructed to a dropped kerb arrangement; this can be obtained via a minor works licence, I advise that you contact WSCC Highways to obtain formal approval from the Area Officer to carry out the works on the highway. The kerb radii can be removed from this plan also and replace with a standard dropped kerb arrangement.

Space is not available for vehicles to turn on site so a reverse manoeuvre will be required to either enter or exit the site. It is anticipated that this could be carried out safely due to the nature of Manor Hall Road, being subject to slow speeds and being relatively straight in nature allowing good forward visibility for both manoeuvring and oncoming traffic.

Sustainability
The site is located within a sustainable location, the LHA advises that secure and covered cycle parking is provided for both dwellings within the associated curtilage, this promotes alternative and more sustainable methods of transportation to the use of a car. I have advised a condition for this below.

Capacity
Vehicular trips are not anticipated to alter materially over those currently generated by residents of Manor Hall Road. The proposal provides off street parking for a dwelling which previously had no associated parking. Other dwellings along this portion of Manor Hall Road operate on a similar parking and access arrangement and have done so for some time with no known highways safety concerns

Based on this consideration the LHA raise no highways objections to the proposal subject to the following conditions.

Conditions

Access (details required, access provided prior to commencement)

No development shall commence until the vehicular access serving the development 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.

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Manor Hill Road in accordance with plans and details 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 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.

Highways Informative
Minor Highway Works
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.

Jodie Wilkes
County Highways, West Sussex County Council