WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	Highways, WSCC
DATE:	02/05/2024
LOCATION:	54A Marine Crescent, Worthing, BN12 4JG
SUBJECT:	AWDM/0468/24 Loft Conversion with half gable roof extension, front and rear dormers, vehicle access.
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.

This application seeks a loft conversion with half gable roof extension, front and rear dormers and creation of new vehicular access point. The proposed access will be located on Beachside Close, an unclassified cul-de-sac subject to a speed restriction of 30 mph.

A new 3m wide vehicle crossover is proposed on Beachside Close to serve the site. The proposed access works will be subject to a licence obtained through the local Highway Area Office, and constructed to a specification agreed with the local Highway Area Engineer.

Visibility does appear a little restricted, in particular to the south of the proposed access point. However, section 10.6.1 of Manual for Streets 2 (MfS2) states that the absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously, similarly to how vehicles emerge onto the highway when visibility along the carriageway is restricted. Section 10.6.2 also states that the frequency of vehicular movements should also be taken into account, and given that the number of vehicular movements generated during the peak hours for this proposal is not anticipated to be high, the access arrangements as proposed are unlikely to result in detrimental impact.

Weight is given to the fact that Beachside Close is anticipated to be low speed and lightly trafficked in this location. I have also inspected collision data provided to WSCC by Sussex Police from a period of the last five years which reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the local highway network is operating unsafely, or that the proposals would exacerbate an existing safety concern.

Taking the above points into consideration, 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 115), and that there are no transport grounds to resist the proposal.

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

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services