WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	08/06/2018
LOCATION:	108, Grand Avenue, Lancing, West Sussex, BN15 9QD
SUBJECT:	AWDM/0689/18 Erection of one-bedroom semi-detached bungalow attached to north elevation of No.108 Grand Avenue.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AWDM/1496/13, for a similar proposal, to which no objection was raised. The application was withdrawn by the applicant.

Grand Avenue is an unclassified road subject to a 30 mph speed restriction. It is single carriageway with adjacent footways either side.

108 Grand Avenue benefits from an existing access fronting Grand Avenue which can accommodate 2 to 3 vehicles. There are also three garages to the rear of the dwelling which is accessed via a narrow access track leading to the A27. You may wish to consult the Highways Agency regarding this aspect of the proposal.

From the plans it is suggested that parking to the rear of the dwelling will be available for both plots. Using the WSCC car parking demand calculator it is anticipated that the proposed dwelling would create the demand for at least one vehicular car parking space.

It is likely that the existing garage provision does not meet WSCC minimum space standards for a garaged parking space, 3 x 6 metres. As such the Local Planning Authority should give some consideration that any parking demand created by this development will have to be accommodated on street nearby.

Secure and covered cycle parking large enough to store one cycle should also be provided.

It is not anticipated that this development would create any highways safety concerns upon the maintained highway network for which WSCC is responsible.

If the Local Planning Authority is minded to grant planning consent a condition securing a cycle parking provision should be included.

Ian Hayward
West Sussex County Council – Planning Services