WEST SUSSEX COUNTY COUNCIL **DATE: 16/11/2017**
PLANNING SERVICES CONSULTATION

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

SUBJECT: **AWDM/1390/17- Construction of attached 2 bedroom chalet bungalow to east elevation. Demolition of existing rear conservatory and construction single-storey rear extension and rear dormer to both dwellings.**

103, North Farm Road, Lancing, West Sussex, BN15 9BX

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.

The Design and Access statement outlines that the existing dilapidated garage would be demolished, its car parking space maintained. The Local Highway Authority (LHA) have assessed this application under the notion that the current parking space will continue to serve 103 North Farm Road and the additional dwelling would not be provided an off street parking space.

A dwelling of this size in Lancing is anticipated to generate the requirement for 1 parking space. On street parking is an ongoing practise in this location, and after assessing the most recent Sussex Police collision data, it appears this has functioned for some time with no known Highways accidents or personal injury claims. It is not anticipated that an additional 2 bed bungalow would provide a material intensification over the existing arrangement.
The LHA advises that secure covered cycle storage is provided to promote alternative sustainable methods of transportation as a means of partially mitigating this nil parking provision in this location.

North Farm Road is situated within a sustainable location, it is a 4min walk to the nearest bus stop, a 7minute walk to shops and amenities and a 10min walk to Lancing Railway station which allows alternative methods of transportation for commuters.

It has been noted that the red edge plan does not link to the highway at the point of the existing garage, showing that vehicles may be crossing third party land to use this proposed off street parking space. If this is an inconsistency with the drawing, it is advised that this is

rectified, should this be third party land, the LHA advises the planning authority to further investigate as this may produce an amenity issue.

Based upon the information submitted the LHA raise no objections to the proposal, subject to the following condition.

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.

Jodie Wilkes
Planning Services