WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keefe
FROM:	Highways, WSCC
DATE:	12/07/2018
LOCATION:	84, Southview Road, Southwick, Brighton, West Sussex
SUBJECT:	AWDM/0374/18 Vehicular access. More information.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

Summary

This proposal is for the creation of a Vehicular Crossover (VCO) on to Southview Road, a B-classified road subject to a speed limit of 30mph. The site currently benefits from a VCO to the south of the site, providing access to a garage at the rear.

The Local Highway Authority (LHA) has been re-consulted on this application following a request for additional information from the applicant in order to adequately assess the application. The LHA requested that the applicant provide further information regarding:

- the exact position of the proposed VCO
- the bay window at the front of the dwelling
- parking spaces meeting the minimum Manual for Streets (MfS) specifications

The applicant has provided a detailed site plan addressing the requested information. It is noted that the plan does not scale off correctly and appears to be scaling to approximately 1:270 instead of 1:100. The plan demonstrates the position of the bay window on the property frontage and indicates a proposed parallel parking space. The plan also demonstrates the position of the proposed VCO and a total width of 6.4m - an extension of 2.9m on the existing 3.5m VCO serving the site. A licence would be required for the VCO, and this must be constructed to a specification agreed with the Local Highways Engineer.

The LHA would require that a revised plan is submitted demonstrating the proposed VCO and parking space correctly scaled off, although these details can be secured via condition as there does appear to be sufficient space on the site frontage to accommodate a parallel parking space.

The plan makes reference to 1 x remaining parking space available, this space has not been drawn to scale, but is referring to space remaining on-street for a vehicle to park. An inspection of local and

WSCC mapping indicates that a vehicle would still be able to park on-street with the proposed VCO arrangement.

Conclusion
In conclusion, the Local Highway Authority (LHA) does not anticipate that the conversion from two flats into one single dwelling will cause intensification in vehicle movements to or from the site; therefore there are no transport grounds to resist the proposal.

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

Conditions
Access and car parking (details required, prior to commencement)
No development shall commence until the vehicular access and car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.

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