WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 02/06/2009

FROM: Local Development

TO: Worthing Borough Council
FAO: Ms J Morin

SUBJECT: WB/340/09 Conversion of existing property into two dwellings and proposed development of two semi-detached houses

40 Ladydell Road, Worthing, West Sussex

CONSULTATION DATE: 24/04/2009

RECOMMENDATION:

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

S106 contribution: 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WB/1281/06 for a total of 5 houses, which was refused due to inadequate pedestrian visibility and increased on-street parking pressure.

WSCC was then consulted on WB/1252/07 to which a number of highway issues were raised but no refusal was made on grounds of highway safety or car parking provision. However, this application was refused by the Local Planning Authority and an appeal was lodged and subsequently dismissed on 19/08/2008. One of the reasons for the dismissal cited was the undesirable aesthetics of the 6 car parking spaces proposed along Ladydell Road.

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.

The proposal is for the conversion of a detached dwelling unit into a one bed dwelling with access onto Dawes Avenue via an existing access and a three bed dwelling with a new access onto Dawes Avenue. This proposal is also for two three bed semi-detached dwellings with access onto Ladydell Road via a new access point.

From an inspection of the plans alone, there is no apparent visibility issue at the points of access onto Dawes Avenue and Ladydell Road. Although the proposed access onto Dawes Avenue is located in a close proximity to the junction with Ladydell Road, Dawes Avenue is not a through road and so a low amount of traffic is expected. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, which also indicates a low risk of highway safety issues associated with this proposal.

The submitted plan shows adequate pedestrian visibility for the new access onto Dawes Avenue. However, the existing access would benefit from a visibility improvement to provide 2m by 2m pedestrian visibility splay in a westerly direction. The proposed access onto Ladydell Road shows two parking spaces divided by a 900mm boundary wall, which would obstruct pedestrian visibility. Drivers are able to see over a wall at 1.05m, but the wall could be lowered to 600mm to give better intervisibility.

As stated with the previous application at this site, the creation of off-street parking served off Ladydell Road will involve a revision to the Traffic Regulation Order. This proposal will result in the loss of two residents' parking bays within the Controlled Parking Zone for Worthing therefore the success of this application is dependent on this TRO amendment. The local County Council Member has been consulted.

The number of off-street parking spaces proposed is within the WSCC maximum parking standard. A parking survey has been included in the application, which demonstrates that there is spare on-street parking capacity within 200 metres of Ladydell Road.

Cycle parking should be included, if not already available. This must be secure, covered and be capable of storing at least one cycle per bedroom of each dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Recommendation:

WSCC would recommend a conditional approval to this planning application.

Conditions

Construction plant and materials
No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.
Reason – To avoid undue congestion of the site and consequent obstruction to access.

Car parking space
Each dwelling, hereby approved, shall not be occupied until the car parking allocated for the dwelling has been constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.
Reason - To provide car-parking space for the dwelling.

Cycle parking
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority. This space shall thereafter be retained at all times for its designated use.
Reason – To provide alternative travel options to the use of the car in accordance with WSCC published parking standards.

Pedestrian Visibility
No development shall be commenced until a pedestrian visibility splays of 2 metres by 2 metres have been provided for the vehicular accesses. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.
Reason – In the interests of road safety.

Traffic Regulation Order
The two semi-detached dwellings hereby approved shall not be commenced until the amendment to the Traffic Regulation Order covering on-street parking in Ladydell Road has been made by WSCC.

Access
No development of the site shall commence until the vehicular accesses serving the proposed dwellings have been constructed in accordance with the approved drawing.
Reason – In the interests of road safety.

Informative
The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Lucy Seymour
Local Development