# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Peter Barnett |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 19 December 2019 |
| **LOCATION:** | 138 Old Fort Road<br>Shoreham-By-Sea<br>BN43 5HL |
| **SUBJECT:** | AWDM/1877/19<br>Application for variation of condition 1 (approved plans) of AWDM/1362/18 Demolition of existing bungalow and construction of a three-storey flat-roofed 4 bedroom detached dwelling with terraces at 1st floor to North and South elevations and at 2nd floor to South elevation to increase the size of the en-suite bathroom at second floor and omit the roof terrace from the en-suite; extend first floor terrace (south) to the mid section; alterations to length and number of ground and high level windows to East and West elevations; minor alterations to size of windows to North elevation. |
| **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 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.

Proposal Summary
The proposal is for the variation of condition 1 (approved plans). The site is located on and accessed via Old Fort Road, an unclassified road subject to a 30 mph Speed limit.

History
Previously the Local Highways Authority (LHA) received consultation on matters at this location under application AWDM/1362/18. This sought the demolition of the existing dwelling, then the construction of a four-bedroom house; the LHA gave advice on the proposal concluding, that there are no highways concerns. Subsequently the Local Planning Authority (LPA) permitted the application.

Variation of Conditions

This application seeks to vary condition 1 (approved plans) of the aforementioned planning consent.

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

| Reference/Drawing Number | Version | Date Rec |
|---|---|---|
| DESIGN AND ACCESS STATEMENT | Ref 0471.PL.900 D | 18.03.2019 |
| ELEVATIONS AS PROPOSED | Drg 0471.PL.300 Rev E | 18.03.2019 |
| FLOOR PLANS AS PROPOSED | Drg 0471.PL.100 Rev D | 18.03.2019 |
| SECTIONS AS PROPOSED | Drg 0471.PL.200 Rev E | 18.03.2019 |
| LOCATION AND BLOCK PLANS AS EXTG | Drg 0471.EXG.001 Rev A | 20.02.2019 |
| ELEVATIONS AS EXISTING | Drg 0471.EXG.300 Rev A | 20.02.2019 |
| LOCATION, BLOCK & ROOF PLANS AS PROP | Drg 0471.PL.001 Rev B | 20.02.2019 |

**Reason:** *For the avoidance of doubt and in the interests of proper planning.*

The newly submitted plans would see minor amendments to the structure of the property, no of which would be seen to effect the parking or access arrangements previously permitted.

The LHA raises no concerns as a result of this variation.

**Stephen Garrard**
**West Sussex County Council – Planning Services**