WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	16/10/2018
LOCATION:	4, Kings Crescent, Shoreham-by-Sea, BN43 5LE
SUBJECT:	AWDM/1069/18 Amendment to AWDM/0776/17 for two front dormers and two rear roof lights to approved 1-bedoom end-of-terrace dwelling.
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 Strategic Planning 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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application no AWDM/0523/15 and AWDM/0776/17 to which no objections were raised.

A study of the online documents establishes that the proposed amendment is for the addition of a second bedroom in the loft space. The proposed plans indicate that an integral garage will be provided for the proposed dwelling. The WSCC Parking Demand Calculator expects that a minimum of two parking spaces will be required for a development of this size and location. An existing garage also serves the site however it is unclear as to whether this will serve the proposed dwelling, or the host dwelling. Any overspill parking may be accommodated on street; however, the Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

In conclusion, the LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

As recommended previously, if the LPA are minded to approve this application a condition securing cycle parking, car parking, pedestrian visibility splays and the new access should be included.

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