WEST SUSSEX COUNTY COUNCIL **DATE: 07/02/2018**
PLANNING SERVICES CONSULTATION

FROM: **Jodie Wilkes** **TO:** **Adur & Worthing Councils**
FAO: **Hannah Barker**

SUBJECT: **AWDM/0024/18- Outline Planning Permission (including details of access and layout) for the erection of new two-storey dwelling to west elevation of No.1 with four parking spaces to be shared by the two dwellings following the demolition of existing detached garage to west.**

1, North Farm Road, Lancing, West Sussex, BN15 9BS

RECOMMENDATION:

Advice		**Modification**		**More Information**	X
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 proposal for an additional dwelling is in principle acceptable. It is however requested that plans are submitted outlining the ability for vehicles to use the associated parking area with regards to parking and turning to enter and exit the site. This can be demonstrated by means of a swept path diagram. Currently the arrangement is rather narrow and it has not been demonstrated that vehicles could safely navigate this arrangement.

Please provide plans outlining vehicle tracking for the proposed parking layout. For guidance parking spaces should measure 2.4m x 4.8m. Any proposals for access widening or relocation should also be outlined within this plan.

Once this additional information has been provided, please re-consult.

Jodie Wilkes
Planning Services