WEST SUSSEX COUNTY COUNCIL **DATE: 20/10/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Ian Hayward **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1400/16 - Erection of outbuilding in rear garden for to be used for commercial 3D pregnancy scanning.

117, Grinstead Lane, Lancing, West Sussex, BN15 9DR

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	
Objection		**No Objection**		**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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks to erection of outbuilding in rear garden of 117 Grinstead Lane, Lancing to privide a commercial 3D pregnancy scanning service. While not specifically detailed it would appear that the pregnancy scanning service would be linked to the residential use of 117 Grinstead Lane. The application has been considered on this basis.

Given the scale of the development no highways concerns would be raised to the vehicular trip generation of the proposal and its impact on the maintained highway network. From inspection of the plans, there appears to be no apparent visibility issue at the existing point of access onto Grinstead Lane, A2025.

It is noted that the site is served with 4 existing off street car parking spaces, which would be shared with the existing residential use on site. It is likely this would be a sufficient to accommodate both the residential and commercial use. Unrestricted on street car parking is available in neighbouring roads. The proposal may introduce a small quantity of on street transient car parking pressure, however it would be difficult to substantiate that a small increase in on street car parking pressure in these locations would cause a highway safety issue. The site is sustainably located and clients of the service would have the opportunity to use other travel means than the private car to access the site.

On balance no anticipated highway safety or capacity concerns would be raised to the proposal. If the LPA are minded to grant planning consent I would ask the use of the outbuilding for the proposed purpose is linked with 117 Grinstead Lane. Independent use of the outbuilding would require further highways considerations.

Ian Hayward
Strategic Planning