WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	25 September 2020
LOCATION:	King Charles Cottage 69 The Green Southwick Brighton West Sussex BN42 4FX
SUBJECT:	AWDM/1406/20 Retention of bike shed, arbour, gates and front door. Removal of market stall and porch structures. Proposed side fence (retrospective application)
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 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.

This retrospective application is for retention of bike shed, arbour, gates and side fence. Removal of market stall and porch structures. The site is located and accessed via The Green which is an unclassified road subject to 30mph speed restrictions.

The installed gate and fence is to maintain a separation between gardens and it is not anticipated to obstruct visibility splays.

The proposed bike shed promotes the use of sustainable transport methods and these details are acceptable.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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

Anastasia Toleva
West Sussex County Council – Planning Services