WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	21 October 2021
LOCATION:	2 Old Fort Road Shoreham-By-Sea BN43 5RJ
SUBJECT:	AWDM/1835/21 Ground and first floor extensions to front and rear, including double garage to front; first floor balcony at rear.
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.

This application is for ground and first floor extensions to front and rear, erection of double garage to from and first floor balcony to the rear. The site is located on Old Fort Road, an un-classified road subject to a speed limit of 30mph.

The application form indicates that the existing vehicular crossover will no be altered, however the plans demonstrate that the site access will be repositioned from the west of the site to the centre, to accommodate the proposed garage. As such, the existing VOC will require relocating to avoid damage to the publicly maintained footway in this location. Any works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. Details of the access relocation can be secured via condition.

The proposed garage is considered to provide sufficient space for at least 4 vehicles to park and there appears to be sufficient space on the driveway for additional parking and for vehicles to turn on site and exit onto the public highway in forward gear.

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions
Access (details required, access provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

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