WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	6 March 2024
LOCATION:	95 Victoria Road, Shoreham-By-Sea, BN43 5WR
SUBJECT:	AWDM/0101/24 Proposed single storey side extension, new lean to pitched roof to side garage, new front porch, new rear patio and new vehicular access
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 the erection of a single-storey side extension, new lean to pitched roof to side garage, new front porch, new rear patio and new vehicular access. The site is located on Victoria Road, a C-classified road subject to a speed restriction of 30 mph.

A second dropped kerb access is proposed on Victoria Road to serve the site. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on to Victoria Road. The proposed access works would be subject to a licence obtained through the local Highway Area Office, and constructed to a specification agreed with the local Highway Area Engineer.

The applicant is advised that under current Highway Area Office, second accesses in urban areas are not permitted unless a significant safety or community benefit can be identified. This is in order to maintain as much on-street parking as possible. Requests for second accesses are generally refused a licence for this reason. Therefore, in order for the proposed access to be implemented, the existing dropped kerb access would need to be closed off and kerb line reinstated. The applicant is advised to contact their local Highway Area Office to discuss the suitability of the access proposals.

In summary, 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 115), and that there are no transport grounds to resist the proposal.

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

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services