WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnnet
FROM:	Highways, WSCC
DATE:	15/06/2018
LOCATION:	66, Middle Road, Shoreham By Sea, West Sussex, BN43 6GA
SUBJECT:	AWDM/0540/18 Single storey rear extension, two storey side extension to west elevation and new vehicular access to front. Additional information received.
DATE OF SITE VISIT:	
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ 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 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.

Access and Parking
Space is achievable within the site for an average size vehicle to park off of the publicly maintained highway at an angle fronting the dwelling.
The parking area fronting the property would not allow a vehicle to turn on site to egress in a forward gear. The LHA does note however that this is an existing practise by residents of Middle Road and has been operating with no known highways safety concerns.
Any illegal or unsafe parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 –(leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway including footway.) Both of these acts are enforceable by Sussex Police.

The LHA has consulted the Area Officer regarding the positioning of this access in close proximity to the junction of Adelaide Square. As yet there has not been a response regarding the suitability of this, therefore the applicant is advised to seek guidance from the Area Officer to ascertain the suitability of the proposed positioning. The Area Office would also be required to issue a license for the applicant to carry out the works on the highway to WSCC specifications, informative included below.

The existing access to the rear of the property should be closed and returned to match the existing street scene. As previously mentioned the Area Office operates a policy in this area which outlines that properties will not be granted a license for a second VCO due to existing on street parking pressures.

Extension
The proposed extensions to the dwelling result in a single additional bedroom being supplied. The additional room does not alter the parking demand for this dwelling. Currently this dwelling generates the requirement for two parking spaces and this demand is retained with the proposed alterations.

Sustainability
The existing and proposed arrangements fall short of the required parking provision as outlined by the WSCC Parking Demand Calculator (PDC.) On street parking is an existing practise within Adelaide Square and it is anticipated that overspill parking could be accommodated for in this location. The LHA must also consider the sustainable location of the development, bus services run along Middle Road which offers services to Rottingdean and Portslade and the 700 Coastliner runs along the A259 to the south which provides regular services to Brighton, Littlehampton and Worthing. Furthermore Southwick railway station is a 20minute walk from the development site offering a sustainable alternative for commuters.

Cycle parking can be accommodated for in the associated shed, it has not been stated that this will be removed but should this be removed- means of secure and covered cycle parking should be provided and demonstrated- a condition is attached to seal this.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Access closure (prior to first occupation)
No part of the development shall be first occupied until such time as the existing vehicular access onto Adelaide Square has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Middle Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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/

Jodie Wilkes

West Sussex County Council – Planning Services