WEST SUSSEX COUNTY COUNCIL **DATE: 23/03/2012**
STRATEGIC PLANNING CONSULTATION

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

SUBJECT: AWDM/0292/12 - Detached 4-bed chalet bungalow with access and driveway (to south-east of No. 50).

50, Overhill, Southwick, West Sussex

CONSULTATION DATE: 06/03/2012

RECOMMENDATION:

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

S106 contribution: £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 application seeks to erect a new 4 bed chalet bungalow with new access point onto Overhill. Overhill is a residential 'D' classified road subject to a 30 mph speed restriction. There is a footway and small area of grass verge present which abuts the proposed development.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Overhill. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access. Evidence suggests that developments of this type are unlikely to result in increased access or safety concerns.

From measuring the plan the access width will be 3.0 metres. This is considered appropriate for a single dwelling access. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

I can confirm that the proposed level of vehicular parking does meet the latest WSCC appropriate level of parking standards. I would note that the access arrangement of 'stacking' vehicles on the driveway is not ideal, however would not be considered detrimental to highway safety as other properties in close proximity to the site appear to be operating safely with the same arrangement. Cycle parking should be included with this proposal to encourage

sustainable methods of transport. The cycle parking provision must be secure, covered and be capable of storing at least two cycle. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

From the information I have available to me there would be no highway safety concerns raised to this proposal.

If the LPA are minded to approve this application conditions securing the following should be included.

- Access
- Cycle Parking
- Pedestrian Visibility (2 Metres x 2 Metres)

INFORMATIVE
The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105, to obtain a license for the site access works.

Ian Hayward
Strategic Planning