WEST SUSSEX COUNTY COUNCIL **DATE: 13/01/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Ian Hayward **TO: Adur & Worthing Councils**
FAO: Rebekah Smith

SUBJECT: AWDM/1832/15 - Vehicular crossover to facilitate parking on new hard standing in front garden

89 Mile Oak Road Southwick Brighton West Sussex BN42 4QG

RECOMMENDATION:

Advice	✓	**Modification**	✓	**More Information**	
Objection		**No Objection**		**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 Strategic Planning 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 the installation of a vehicular crossover to facilitate parking on new hard standing within the front garden of 89 Mile Oak Road. Mile Oak Road is 'C' classified and subject to a 30 mph speed restriction. The road is served with footways and is residential in nature with many neighbouring dwellings benefiting from off street car parking arrangements.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Mile Oak Road. 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 proposed point of access.

The proposed site plan indicates a hard standing area circa 3.6 metres deep x 3.2 metres wide indicating a bay parking layout. Off street car parking spaces of this type should measure a minimum of 2.4 wide x 4.8 metres deep to allow a vehicle to be fully removed from the highway.

While the proposed plan would not be considered acceptable neighbouring dwellings have demonstrated how a vehicle can park in parallel within a frontage equally sized to that of 89 Mile Oak Road. Subject to the entire frontage of the site being laid to hard standing, to ensure a vehicle can be fully removed from the highway in parallel, no anticipated highway safety or capacity concerns would be raised to this proposal. I would be minded to suggest this modification could be secured via condition.

The access works must be implemented under licence to a specification obtained from WSCC Highways.

If the LPA are minded to grant planning consent a condition securing the access and modifications to the hard standing area as described above would be advised in addition to the following informative note.

Minor Highway Works
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward
Strategic Planning