WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	5 July 2021
LOCATION:	89 Crabtree Lane Lancing BN15 9NH
SUBJECT:	AWDM/1199/21 Conversion of existing outbuildings attached to the dwelling to form a bedroom/study with en suite with new flat roof.
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 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.

The proposed seeks the conversion of existing outbuildings attached to the dwelling (89 Crabtree Lane Lancing) to form a bedroom/study with en suite with new flat roof. The purposed also includes a dropped crossing provision to facilitate off street car parking on an area of land already laid with existing paving.

No highways concerns would be raised to the proposed conversion works. It would not be anticipated that these works would result in any significant increase in parking demand or vehicular activity being associated with the site.

The proposed dropped crossing will be located on Lancing Close, an unclassified residential road subject to a 30 mph speed limit. The dropped crossing will be located 10 metres away from the established priority junction with Crabtree Lane.

The existing low-level picket style boundary fences will be retained. This will ensure maximum achievable vehicular visibility is provided at this access point. It would be beneficial if this level of visibility can be secured in perpetuity via a suitably worded planning condition.

The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways.

The Local Highways Authority does not consider that the proposal would have and 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 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition and informative note would be advised:

Conditions
Access (Access to be provided prior to first occupation)
The use of the hardstanding area shall not commence for the parking of vehicles until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled C851PC/HP/03.
Reason: In the interests of road safety.

Visibility (details required)
The use of the hardstanding area shall not commence for the parking of vehicles until visibility splays of 2.4 x maximum achievable have been provided at the proposed site vehicular access onto Lancing Close in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and 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.

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/

Ian Hayward
West Sussex County Council – Planning Services