WEST SUSSEX COUNTY COUNCIL **DATE: 06/05/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Jodie Wilkes **TO: Adur & Worthing Councils**
FAO: Peter Bennett

SUBJECT: AWDM/0508/16- Proposed separate self-contained new build 1 x 2 bed flat above existing single-storey rear extension.

44, North Road, Lancing, West Sussex, BN15 9AB

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

Summary
The applicant is seeking to build a self-contained new build 2 bed flat above an existing single storey rear extension. The proposal is to be sited along North Road, a residential C class road in Lancing. From observation of WSCC mapping data, it would appear that there has been no previous history at this site and that there are no Highways accidents or personal injury claims in the near vicinity of the proposed that are related to the access.

Access and Sustainability
It has been acknowledged that there is no parking associated with this proposal. Ordinarily a single parking space would be required to serve a dwelling of this size, however due to the lack of ability to provide this and the central location in which it would be located, it is anticipated that this dwelling would be sustainable.
An additional dwelling in this area would be considered sustainable due to the existing high levels of shops and amenities in the close by vicinity. Transport links within Lancing are frequent with regular busses and a nearby train station. One additional 2 bedroom dwelling would not be considered to materially raise any traffic levels in this area. Parking restrictions are in operation along North Road which will ensure vehicles are not left in a position such as to cause a hazard to other road users.

Conclusion
The LHA (Local Highway Authority) does not anticipate that this proposal would be a severe detriment to Highway Safety. The location is considered to be acceptable with regards to sustainability and there are no existing concerns associated with the means of access on to the site.

Jodie Wilkes
Strategic Planning