WEST SUSSEX COUNTY COUNCIL **DATE: 25/10/2013**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1223/13-Erection of new 2 bed attached dwelling with associated garage, car parking and bin store.

4, Kings Crescent, Shoreham-By-Sea, West Sussex, BN43 5LE

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £None

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.

The application proposes a new vehicular access onto Fishermans Walk. The access should be 3 metres in width and constructed in crossover construction. Pedestrian visibility splays will be required along the site frontage; these should be 2 by 2 metres and have no obstructions over 600 mm.

It is noted that a turn on site facility is not provided. However given the low trafficked nature of Fishermans Walk and other properties having similar arrangements to the proposed, it is not considered that a turn on site is a reason to resist this application.

The new dwelling is situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate a material increase in vehicle movements over and above what current exists and the peak usage times would not be expected to coincide with peak traffic levels in this area.

If the LPA are minded to approve this application a condition securing cycle parking, car parking, pedestrian visibility splays and the new access should be included.

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

Phone: 01243 642105

Jamie Brown
Strategic Planning