WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Jackie Fox
FROM:	WSCC - Highways Authority
DATE:	19 May 2023
LOCATION:	3 Abbotts Close Worthing BN11 1JB
SUBJECT:	AWDM/0558/23 Proposed two storey rear extension; replacement black upvc windows (part retrospective); retrospective application for rooms in roof consisting of dormer to east elevation. Hard surfacing to frontage for off road parking with crossover requiring removal of 4 parking spaces (nos. 3 & 3A Abbotts Close).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for a construction of two storey rear extension; replacement black upvc windows (part retrospective); retrospective application for rooms in roof consisting of dormer to east elevation. Hard surfacing to frontage for off road parking with crossover requiring removal of 4 parking spaces (nos. 3 & 3A Abbotts Close). The works for this proposal, as stated in the application form, have been completed in April 2022.

The proposal includes construction of a vehicle crossover onto Abbots Close. As a result of the proposed VCO 4 on-street parking bays would need to be removed. I have consulted WSCC CPZ team who have advised that they would not support the creation of a VCO because it removes a disproportionate amount of parking for one VCO.

As this application is part retrospective, it is unclear if the VCO has already been constructed. The proposed access works would need to be implemented under a licence obtained by WSCC Highways. The application for a VCO is unlikely to be permitted by WSCC Highways.

This proposal is not anticipated to result in a material intensification of use onto Abbots Close or the wider road network.

The proposed hardstanding area appears of sufficient size to accommodate a single vehicle, considering the minimum requirements of 2.4 x 4.8m as outlined in Manual for Streets (MfS) guidance.

From a highway safety perspective, the LHA cannot justify an objection as there are no overriding safety concerns, therefore is not contrary to the National Planning Policy Framework (paragraph 111), however WSCC Highways have confirmed that they will not grant a licence in this location.
If the LPA are minded approving this application the following conditions and informative are advised.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the proposed site plan .

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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/

Anastasia Toleva
West Sussex County Council – Planning Services