WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	25 July 2019
LOCATION:	68 Greentrees Crescent Lancing BN15 9SR
SUBJECT:	AWDM/1069/19 Erection of 1.5m close boarded fence (with new planting to provide privacy) and change of use of land to west to garden within domestic curtilage.
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 Planning Services 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.

Proposal Summary
The proposal is for the erection of a fence and change of use of land, it is located on and accessed via Greentrees Crescent which is an unclassified residential Road subject to a 30 mph Speed limit.

Fencing
This application does not propose to alter the existing access or parking arrangements. The western boundary of the site currently consists of a fence and external house wall. The fence is positioned adjacent to the publicly maintained highway. Plans indicate that the proposed fence appears to be following the footway boundary line and does not appear to encroach on the public highway. The Local Highway Authority (LHA) does not anticipate that the erection of a fence in this location will cause a highway safety concern in this location as it is not expected to reduce visibility along the publicly maintained highway.

Change of use
The land in question for the change of use does not benefit from being Publicly Maintained Highway and thus does not need a 'Stopping up Order.' The LHA have no further comments on in regards to this matter.

Conclusion

The LHA does not consider that this proposal would have 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.

Stephen Garrard
West Sussex County Council – Planning Services