WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	23 December 2020
LOCATION:	29 Beach Green Shoreham-By-Sea BN43 5YE
SUBJECT:	AWDM/2000/20 Remodelling and extension of dwelling to form two storey house, with raised ridge and hipped roof; new dormer with Juliet balcony to rear (south) and 1no. rooflight to east and west sides, two-storey extensions to west side and front (north) and single-storey extension to rear (south). Repositioning of access/crossover to central position.
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.

This application is for remodelling and extension of dwelling to form a two-storey house with balcony to rear, two stoery extensions to front and rear of the site, single storey extension to the rear and repositioning of vehicular crossover to central position.

The proposed plans demonstrate that the existing vehicular crossover (VCO) will be relocated to the centre of the site frontage. The VCO will be a maximum width of 6.4m to accord with WSCC policy. The VCO would be subject to a licence and must be constructed to a specification agreed with the Area Highways Engineer. The applicant should be aware that the crossover works will require the relocation of the street lighting/telegraph pole located on publically maintained highway fronting the application site. These relocation works would need to be undertaken at the expense of the applicant. It is the responsibility of the applicant to liaise with the necessary parties to organise the moving of the telecommunications pole. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

Whilst the proposal would result in two additional bedrooms within the dwelling, this is not anticipated to result in a material intensification of the site access over the existing arrangement. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the repositioning of the access would exacerbate an existing safety concern. Visibility at the proposed access appears sufficient for the anticipated road speeds in this location. The LHA would not raise any highway safety concerns to the repositioned VCO or proposed extensions.

The WSCC parking demand calculator expects that a minimum of three parking spaces would be required for a dwelling of this size and location. Parking layout has not been demonstrated on the

proposed plans, however there appears to be sufficient space on site for this provision to be accommodated.

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.

If the LPA are minded to approve the application, the following condition and informatives should be applied:

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 drawing titled Site Plans and numbered 05.
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/

Telecommunications pole
The applicant is advised to contact the operator of the telecommunications pole to organise the moving/relocation works.

Nicola Fry
West Sussex County Council – Planning Services