WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	23/03/2018
LOCATION:	76, Stoney Lane, Shoreham-by-Sea, West Sussex, BN43 6LD
SUBJECT:	AWDM/0268/18 1.8m high close board fence to west, south boundary's and partitioning of south and east gardens with 1.8m fence and gate; 1 metre high picket fence to part south and east boundary. Vehicular access to east with hard standing.
DATE OF SITE VISIT:	
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 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 proposal is for a VCO serving 76 Stoney Lane, the VCO would serve a single vehicle and allow the residents of this property to accommodate for a vehicle off of the highway. Stoney Lane is within close proximity to the Shoreham Academy and thus it is anticipated that during peak network pick up and drop off times this road is subject to higher frequency of vehicular movements.

This proposal provides a benefit in that it removes a vehicle from the highway in a location where the existing on street parking practise does narrow the highway in this location.

The hardstanding is required to measure a minimum of 2.4m x 4.8m from the back of the footway in order to allow an average sized vehicle to use the facility without overhanging onto the footway. A more detailed plan is to be provided prior to commencement outlining that the hardstanding meets these requirements. The driveway is to be constructed from a bound material to prevent overspill being dragged into the highway.

Pedestrian visibility splays have been provided and should be maintained to be kept clear of any obstructions exceeding 0.6m in height. This allows an improved pedestrian visibility along Stoney Lane and allows pedestrians to anticipate a manoeuvring vehicle.

A turn on site has not been provided however other accesses in this location operate on a similar arrangement and have done so with no known highways safety concerns.

The dropped kerb will require implementation under a Minor Works License; the applicant is advised to contact the area officer in order to obtain this. An informative on how to do so is included below.
The Local Highways Authority has contacted the Area Engineer regarding the suitability of this proposal and additional comments are to follow upon receipt of this.

The proposed fencing does not appear to hinder visibility at the nearby junction and sufficient visibility is achievable emerging from the proposed access based upon the visibility splays provided and the presence of the wide verge and footway at this point.

Based upon the above considerations, the LHA raise no objections in principle to the proposal subject to the following conditions. Additional comments will follow from the Area Engineer upon receipt.

Condition

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Pedestrian Visibility (details approved)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Stoney Lane in accordance with the approved plans. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

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 goes not guarantee that a vehicle crossover license 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/

Jodie Wilkes
West Sussex County Council – Planning Services