WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	21 January 2021
LOCATION:	2 First Avenue Lancing West Sussex BN15 9QG
SUBJECT:	AWDM/2124/20 Construction of pitched roof detached building with dormer to rear (east) to replace existing garage and store for use as two-storey annexe for relatives.
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 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.

This proposal is for construction of pitched roof detached building with dormer to rear (east) to replace existing garage and store for use as two-storey annexe for relatives. The site is located on the corner plot between First Avenue (C-class road) and Second Avenue (unclassified road) both subject to 30mph speed restrictions.

The proposed block plan indicates that a new access onto Second Avenue is to be constructed to serve the proposed parking space. The proposed access works must be implemented under a licence obtained by WSCC Highways to a specification agreed with them.

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 proposal would exacerbate an existing safety concern.

Given the small scale nature of proposal, the addition of one dwelling is not anticipated to result in a material intensification of use onto Second Avenue or the wider road network.

The proposed parking space serving the annexe complies with the minimum requirements of 2.4 x 4.8m per single bay as outlined in Manual for Streets (MfS). The WSCC Car Parking Demand Calculator would expect 2 parking spaces to be provided for dwelling of this size and location. The LHA does not considers that such a small shortfall would be detrimental to the highway safety, however the LPA may wish to consider the potential impacts on - street parking from an amenity perspective.

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 this application, the following condition and informative are advised.

Condition

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

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