WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	25 July 2019
LOCATION:	38 Brighton Road, Shoreham-By-Sea, BN43 6RG
SUBJECT:	AWDM/0242/19 Extend vehicle access. Revised Plan received.
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 proposal is for the extension of existing dropped kerb. The site is located on Brighton Road, an A-classified road subject to a speed limit of 30mph.

The LHA was consulted on this application previously and requested additional information from the applicant. The applicant was requested to modify the proposed VCO to demonstrate a maximum *total* width of 6.4m in order to meet WSCC licence standards. The applicant was also requested to provide revised, correctly scaling, plans demonstrating the bay windows to the front of the property, and the proposed parking layout plan in accordance with minimum WSCC specifications.

The applicant has provided a revised plan demonstrating the existing bay windows and indicating that there is 4.8m depth on the site frontage, providing two perpendicular parking spaces. The LPA should be satisfied that this is accurately represented. The plan has been revised to demonstrate that the existing 2.8m wide access will be widened to a maximum width of 6.4m in accordance with WSCC standards.

Visibility at the existing access appears sufficient and the proposed widening of the VCO is not anticipated to result in a material intensification of use of the access. 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 as result of road layout. Therefore there is no evidence to suggest that the existing junction/access is operating unsafely or that this proposal would exacerbate an existing safety concern.

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 conditions and informative should be applied. I am mindful of the use of pre-commencement conditions; as such the suggested wording below is anticipated to be acceptable.

Conditions

Access

The use of the additional car parking space shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Proposed Hard standing.

Reason: In the interests of road safety.

Car Parking Space

The use of the access shall not commence until such time as the parking area has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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/

Nicola Fry
West Sussex County Council – Planning Services