WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	9 April 2020
LOCATION:	91 Grinstead Lane, Lancing, BN15 9DT
SUBJECT:	AWDM/0495/20 Proposed self-contained detached annexe for dependant relative. (Resubmission of AWDM/0143/19).
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 erection of a self-contained detached annexe. The site is located on Grinstead Lane, an A-classified road subject to a speed limit of 30mph.

The LHA was consulted on an application at this site under ref: AWMD/1043/20 to which no highways safety concerns were raised. The LPA refused the application on separate grounds.

The site currently benefits from an existing vehicle crossover and no alterations to this arrangement are proposed. Visibility at the existing access appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been one recorded injury accident within the vicinity of the site; however this was not result of the road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of an annexe would exacerbate an existing safety concern. This proposal is not anticipated to result in a material intensification of use of the access.

The site benefits from an off-street parking area providing parking for a number of vehicles. No alterations to the existing parking provision are proposed and it is anticipated that the parking provision is sufficient for the host dwelling and annexe.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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.

Nicola Fry
West Sussex County Council – Planning Services