WEST SUSSEX COUNTY COUNCIL **DATE: 10th August 2017**
PLANNING SERVICES CONSULTATION

FROM: **Naomi Hoyland** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/0681/17 - Front extension and conversion of 3 no. bedroom bungalow into 1x 2 no. bedroom and 1x 3 no. bedroom dwellings.**

13, Manor Hall Road, Southwick

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	X
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £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 Strategic Planning 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.

Summary
This proposal is for the division of an existing 4 bed dwelling into 1 x 2 bed and 1 x 3 bed dwellings at the above address. Manor Hall Road is a 'C' classified road with a 30mph speed limit in this location and a 20mph speed restriction during school drop off and pick up times.

Parking, Access and Visibility
A study of the plan and application form demonstrates that there will be one off-street parking space provided as part of this proposal. It is unclear whether this space is to be allocated or unallocated. Please ask the applicant to clarify this detail.

An inspection of local mapping demonstrates that the existing dwelling has off-street parking to the rear, served by an access exiting onto Milton Drive. Please could the applicant confirm whether this parking area is to be retained or removed.

The proposed new VCO is to be located on Manor Hall Road. Visibility in both directions at the point of access is sufficient. The Area Highway Engineer has been consulted due to its close proximity to the junction with Milton Drive and I shall forward his comments once they have been received.

Conclusion
Please ask the applicant to provide further information clarifying the allocation of the proposed parking space and whether the existing garage and parking accessed from Milton Drive is to be retained and re-consult.

Naomi Hoyland
Planning Services