WEST SUSSEX COUNTY COUNCIL **DATE: 30/11/2015**
STRATEGIC PLANNING CONSULTATION

FROM: **Katie Kurek** **TO:** **Adur & Worthing Councils**
FAO: **Eve Hearsey**

SUBJECT: **AWDM/1611/15 - Two storey front and side extension; detached double garage with glass balustrade; retaining walls and extended forecourt (part retrospective)**

6, Mill Hill, Shoreham By Sea, West Sussex, BN43 5TH

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	
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.

The proposal is for extensions to the existing dwelling and erection of a double garage and extension of forecourt (parking and turning area). The proposal is part retrospective but it is not made clear which works have been carried out already. Therefore, these comments should be taken as advice from a viewpoint of no development yet started.

The site is accessed off Mill Hill which is 'D' classified and subject to a 30mph speed restriction in this location. It joins with The Street/ Erringham Road approximately 55 metres south of the site which is also 'D' classified and subject to 30mph speeds. It is not likely that vehicles would be exceeding speed limits in this location and the nearby highway network is lightly trafficked in this residential area in comparison to more heavily used routes nearby (such as the Shoreham Bypass – A27).

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last three years. There have been no recorded injury accidents within the vicinity of the site or at the nearby junction with The Street/ Erringham Road. There is no evidence to suggest that the existing access point or nearby junction is operating unsafely, or that the proposal would exacerbate an existing safety concern.

A double garage should meet the dimensions of 6m by 6m to be counted toward parking provision. From an inspection of the plans the width appears to be slightly short of this requirement. This can be secured via condition. The extension of the forecourt will improve facilities for further parking and for turning on site so that vehicles can exit in forward gear.
The proposed Site Plan shows an extended wall in place of the planting that currently fronts the road. This is shown as 1000mm high. Manual for Streets (MfS) states in section 7.6.3 that "*Drivers need to be able to see obstructions 2 m high down to a point 600 mm above the carriageway".* However, as the area is less urban with no footways then a leniency can be taken between 800mm and 1m in height within the pedestrian visibility splay for the latter figure.

The LHA do not raise any highways concerns as a result of the proposals. If the LPA are minded to approve the application then it is advised that the following conditions are secured:

Vehicle Parking within Garage
No part of the development shall be first occupied until the car parking spaces (garage building) 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.

Katie Kurek
Strategic Planning