From: Nicola Fry
Sent: 10 January 2019 08:53
To: Peter Barnett
Subject: RE: AWDM/1624/18 - 187 Brighton Road, Lancing

Flag Status: Flagged

Hi Peter

Thank you for clarifying the proposed parking provision and raised garden area. As result of this information, I would make the following additional comments:

As mentioned previously, the existing parking plan indicates that the parking area currently provides one parking space which meets minimum MfS standards and mapping indicates that a small car is able to park within the remaining hardstanding area without overhanging the footway. Under the proposed plans, we would anticipate a parking provision of 2 spaces (2.4 x 4.8m) is required, so there may still be overspill parking as a result of the proposal as the existing second parking space cannot be formally counted towards parking provision for the proposal. In addition, I note that the raised garden area will be 1.8m above the existing hardstanding. Whilst the LHA does not have minimum height requirements for structures over a parking area, e.g. car port or garage structures, this may also result in overspill parking should a vehicle be unable to fit under the proposed structure. As such I would again recommend that the Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view. However, this is not anticipated to result in a highway safety concern in this location and we could not substantiate an objection on these grounds. The applicant may wish to consider raising the height of the proposed raised garden area to ensure sufficient height for parking of vehicles.

Kind regards

Nicola

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From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 08 January 2019 15:29
To: Nicola Fry
Subject: AWDM/1624/18 - 187 Brighton Road, Lancing

Hi Nicola

Further to your attached comments, the applicant has clarified the parking provision to me. The raised garden/extended garden area is actually a deck which will enable cars to park so the actual extent of hardstanding is not being reduced.

On this basis, does this satisfy any concerns you may have had?

Thanks

Peter Barnett
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