WEST SUSSEX COUNTY COUNCIL **DATE: 27/07/2015**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Adur & Worthing Councils**
FAO: Matthew Porter

SUBJECT: AWDM/0961/15 - Demolition of existing house, garage and outbuilding and construction of 2-storey 4 bedroom house and provision of 3 car parking spaces

125, Brighton Road, Lancing, West Sussex, BN15 8HT

RECOMMENDATION:

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

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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application seeks approval for the demolition of an existing dwelling and the erection of a 4 bedroom detached dwelling, with improvements to the site's driveway to allow for vehicles to turn within the site.

The site's existing vehicular access on to to the A259 will remain unaltered, which provides suitable visibility in each direction.

With regards to parking, 3 off-street parking spaces are provided, with the ability to turn on site, allowing for vehicles to enter and exit the A259 in the forward gear. The amount of parking spaces is acceptable for a development of this size in this area. A provision of secure covered cycle parking should also be provided to promote a more sustainable mode of transport in the area.

No concerns wished to be raised to this application from a highway perspective subject to a condition securing cycle parking, vehicle parking and turning and the construction plant and materials.

Chris Pratt
Strategic Planning