**WEST SUSSEX COUNTY COUNCIL** **DATE: 17/12/2015**
**STRATEGIC PLANNING CONSULTATION**

**FROM: Ian Hayward** **TO: Adur & Worthing Councils**
**FAO: Peter Barnett**

**SUBJECT: AWDM/1690/15 - Outline application for construction of 4 bedroom detached chalet style dwelling in place of previously demolished dwelling**

**2 Swallows Close Lancing West Sussex BN15 8LS**

**RECOMMENDATION:**

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| **Advice** | ✓ | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | | **Refusal** | |

**S106 contribution total (see below for breakdown): n/a**

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**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.

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

This application seeks outline consent to erect a dwelling on land previously occupied by a dwelling, now demolished. Matters relating to appearance and landscaping are to be reserved with matters relating to access, layout and scale to be determined at this stage. The site is located on Swallows Close which is a private road; consequently these comments are for your advice only.

Access to the plot is achieved via the existing point of access to which no changes are proposed. The applicant has provided a plan which demonstrates an appropriate level of vehicle parking can be accommodated on site. The proposal should provide an appropriate level of cycle parking in the interests of sustainability. This provision should be secured and covered.

Access to the maintained highway network is achieved via an existing point of access which adjoins the maintained highway network at an existing junction with Brighton Road (A259). The plot was previously occupied by a single dwelling, there would be no anticipated intensification of use at the site access point, therefore there would be no highways ground to resist the principle of this proposal.

No anticipated highway safety or capacity concerns would be raised to this proposal.

If the LPA are minded to grant planning consent the following conditions would be advised:

- Car Parking

- Cycle Parking

**Ian Hayward**
**Strategic Planning**