

[REDACTED]

I have copied Clr Peters into this correspondence to ensure that he is aware of issues being raised or events that are happening in his constituency.

Kind Regards

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

FROM: Ian Hayward **TO: Arun District Council**
FAO: Mrs A Gardner

Arden Guest House, Queens Lane, Arundel, West Sussex

RECOMMENDATION:



More

Refusal

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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 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.

This application seeks the change of use of a former 9 bedroom guest house into 3 x 2 bed flats and 1 x 2b maisonette. The site is located on the junction between Queens Lane and Fitzalan Road, both of which are unclassified. The site is not served with pedestrian footways with buildings and boundary treatments abutting the edge of carriageway being common in this location. Many of the roads in the vicinity of the site are protected from on-street car parking by no waiting restrictions.

No concern would be raised to the number of vehicular movements generated by the proposed change of use when taking into consideration the permitted use of the site. The WSCC car parking demand calculator does estimate that the anticipated level of vehicular car parking required to serve this development would be 5 spaces, on the basis that one space be allocated to each flat with an additional space for visitor parking. At present the guest house is provided with 3 spaces.

To provide this level of parking the applicant proposes to remove a small section of wall forming the southern boundary abutting Queens Lane, this will provide the visitor space. As illustrated on site plan 13519/09, a vehicle parked in this space will not have the ability to turn on site and will be afforded zero visibility to the west when manoeuvring onto Queens Lane. The applicant has not demonstrated how the space will be accessed; safe manoeuvring in and out of the space could be restricted by vehicles parked on the opposing side of Queens Road. Manual for Streets does advise that 6.0 metres is required to access a bay parking space. There may also be an issue with the level of forward visibility a vehicle approaching west from Fitzalan Road is afforded to a vehicle manoeuvring to park in this space.

A portion of walling will also be removed at the junction of Queens Lane and Fitzalan Road to provide a parking space for Flat 2. The applicant has not demonstrated that this space will be provided with an appropriate level of vehicle visibility.

While WSCC would not wish to object to the principle of the development I would be concerned that the newly created car parking spaces and layout would add to the hazards of the highway users. I would therefore advise that the applicant modify the parking layout accordingly to overcome the concerns raised above. A more practical solution may be to provide one space per flat within the existing hard standing area and consider the application on the basis that visitor parking be provided on street or within the existing pay and display parking provisions within the vicinity.

Ian Hayward Strategic Planning

Ian Hayward | Senior Technician, Monitoring and Records, Strategic Planning, Communities Commissioning, West Sussex County Council

Location: 2nd Floor, Northleigh, Chichester, PO19 1RH



From: Katie Kurek **On Behalf Of** SU Local Development

Sent: 09 April 2014 15:36

To: CCD Planning Consultations

Subject: FW: Planning Consultation on: AB/130/13/

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 07 April 2014 09:35

To: SU Local Development

Subject: Planning Consultation on: AB/130/13/

To: WSCC(ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)

(England) Order 2010 (as amended) - Articles 16 & 18 Consultation before
the grant of permission

Planning Permission

APPLICATION AB/130/13/

NO:

Registered: 1st April 2014

Site Address: Arden Guest House 4 Queens Lane Arundel BN18
9JN

Grid Reference: 502005 106884

Description of Works: Change of use and extension to create 3no. self
contained apartments and 1no. maisonette. This
application affects the character and appearance of
Arundel Conservation Area

The Council have received the above application. I shall be pleased to
receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by
replying to this email
by 08-MAY-14.**

You can also monitor the progress of this application through the Council web

site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

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