

WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATIONDATE: 6th January 2008FROM: Ian Gledhill TO: Arun District Council
FAO: James Smith

SUBJECT: AB/147/08/ - COU from shop (A1) to domestic garage (C3)

70a, Tarrant Street, Arundel, West Sussex, BN18 9DN

CONSULTATION DATE:

RECOMMENDATION:

Advice
Objection

X

Modification
No Objection

More Information
Refusal

TAD contribution: £

The existing site has a vehicular access onto Tarrant Street, which is one way (east to west) in this location. Traffic will therefore only be approaching the site from the east. Visibility is very restricted due to the frontages of the adjoining buildings. The existing parking arrangements are somewhat cramped allowing for one vehicle to park parallel to the existing building; the constraints of the parking area are such that a vehicle could not park perpendicular to the building without overhanging the carriageway, hence this restricts how vehicles can park. Given that vehicles are parked parallel they should not need to reverse onto the highway.

Notwithstanding the fact that there is an existing vehicular access, parking is presently only available for a single vehicle, which would signify a relatively low usage. Should the building be converted to a garage up to four spaces would be available, which raises concerns regarding the intensification of use of the access where visibility is very restricted. Whilst the Applicant states that the vehicles will reverse from the highway into the garage, there is no reasonable or enforceable condition that could be applied to ensure this takes place and there is no space for turning within the site.

Whilst mindful of the existing access and use of the site, the proposals would potentially constitute an intensification of use of the access and result in further reversing movements in a location where visibility is restricted. An objection would therefore be raised for the following reasons.

RN5 and RN8 (please delete references to policy NE17 of the WSCC Structure Plan in both reasons and replace with DEV5 also from the WSCC Structure Plan).

Ian Gledhill
Local Development