

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 11/02/2015

**FROM: Alison Meeus TO: Arun District Council
FAO: Ross Leal**

SUBJECT: AW/14/15PL – Change of Use of existing lounge/dining area to retail (A1 Shops) together with new residential extension to rear.

19 Rose Green Road, Aldwick, Bognor Regis

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

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

The proposal to change the use of the existing lounge and dining room at no19 Rose Green Road, and turn it into a Haberdashery Shop has been considered by WSCC as the Local Highway Authority. WSCC raise no objection subject to any conditions attached.

Apart from the internal changes to create a shop floor (28sqm), and new residential extension, no changes will be made to the access of the property. The access drive leads to 3 car parking spaces, and there is also plenty of on-street parking should the shop attract more than 3 customers in any given period.

Visibility from the existing access is good; depending on the type of vegetation in place along the front wall it may be necessary to keep this as low as the wall to encourage forward visibility into the parking area from the highway.

Considering its location amongst other shops and businesses it is likely that many of the trips to the shop will be linked with other shopping related activities and as such WSCC do not consider the change of use to have any material impact on the highway network.

During the construction of the shop and extension all building materials, skips and plant must not be stored on the highway and kept within the plot of no 19. To ensure the highway is kept free of any obstructions.

**Alison Meeus
Strategic Planning**

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

