

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	15 September 2020
LOCATION:	14A Rose Green Road, Bognor Regis, PO21 3ET
SUBJECT:	AW/222/20/PD Prior approval under Schedule 2, Part 3 Class M for the change of use of barber shop to 1 No. dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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 Planning Services 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.

This proposal seeks prior approval for the change of use of from barber shop to one-bedroom residential dwelling. The site is situated on Rose Green Road, a C-classified road subject to a speed restriction of 30 mph in this location.

Under the current General Permitted Development Order (GPDO), it is permitted development for the proposed change of use subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The site benefits from an existing access to the front of the site. However, it is unclear if this would be utilised for the proposed dwelling. Notwithstanding this, there are no apparent visibility issues at the point of access onto Rose Green Road. The LHA do not anticipate that the proposal for a single dwelling would give rise to an intensification of vehicular movements to or from the site.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the change of use to a single dwelling would exacerbate an existing safety concern.

Arun Parking Standards state that a dwelling of this size in this location would require at least two car parking spaces. The applicant has not demonstrated vehicular parking provision. Vehicular parking would have to be accommodated on-street. The LHA does not anticipate that this would give rise to any highway safety or capacity concerns. The LPA may wish to consider the potential amenity impacts.

The applicant has not demonstrated cycle storage facilities. Cycling is a viable option within the vicinity. The inclusion of cycle parking provision helps promote the use of sustainable alternative modes of transport to the private car. Details of secure and covered cycle storage can be secured via condition.

The proposal is not anticipated to generate an increase in traffic movements when compared with the potential that could arise from the existing use. WSCC in its role as LHA has therefore considered the proposal on that basis. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

If the LPA are minded to approve the application, a condition securing covered and secure cycle parking is advised.

Kyran Schneider
West Sussex County Council – Planning Services