

Sent: 14 October 2014 15:32
To: Planning.Responses
Cc: Ann Rapnik
Subject: RE: Planning Consultation on: BE/114/14/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14/10/2014

FROM: Ian Hayward
TO: Arun District Council
FAO: Mr S Davis

SUBJECT: BE/114/14/PL - Demolition of single storey side extension and attached double garage and erection of a pair of 3 bedroomed semi-detached houses. Resubmission of BE/57/14

346, Chichester Road, North Bersted, Bognor Regis, West Sussex, PO21 5BX

DATE OF SITE VISIT: n/a

RECOMMENDATION:



Advice

S106 contribution total: n/a

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.

West Sussex County Council was previously consulted by Arun DC on Highway Matters for this location under planning application references BE/136/10. This previous application related to an Outline proposal for 4 x 2 bed houses while also retaining the existing dwelling (346 Chichester Road). An objection was raised from WSCC as the proposed intensification of use of the existing point of access would increase the risk of rear end shunts for vehicles turning right into the site due to the close proximity of two mini roundabouts to the south east. This application was withdrawn by the applicant and pre-application discussions were held. On reviewing

these discussions and taking into account the planning history of the site WSCC has previously advised that in principle no overriding concerns would be raised to a small intensification of use on the site, that equivalent to two additional dwellings. Most recently WSCC consulted on application BE/57/14 for the erection of 2 x 3 bed dwellings to which no overriding highways objection were raised. This application was refused by the Local Planning Authority.

This latest application is similar in principle to that proposed under BE/57/14, 2 x 3 bed dwellings served by 2 vehicle car parking spaces each, utilising an existing point of access onto Chichester Road. Chichester Road (A259) forms part of the Strategic Road Network (SRN). Having reviewed the previous planning history of the site, no overriding concerns would be raised to the small intensification of use proposed.

With regard to vehicular parking it would be anticipated that two new dwellings of this size in this location would attract the demand for 5 vehicular parking spaces. Whilst the proposed provision of 4 spaces is below the anticipated demand this shortfall would likely be created by visitor parking demands and not required on a daily basis. Having regard for the sustainable location of the site it is not unreasonable to think that a number of these visits could be made without the use of a private car and if this is not the case could be accommodated on street within a reasonable walking distance of the site. In summary no highway safety concern would be raised to the parking provision of 4 spaces for the proposed two dwellings. The remaining parking and turning facilities provided for 346 Chichester Road would also be considered appropriate.

The proposed parking layout demonstrates 4 appropriately sized parking spaces with each parked vehicle afforded an appropriate amount of manoeuvring room so that a multi-point manoeuvre could be achieved to enter and exit the site in the forward gear.

An appropriate level of cycle parking has also been demonstrated, this provision can be secured in perpetuity via condition.

2 x 2 metre pedestrian visibility splays have also been demonstrated at the site access. These splays can be maintained in perpetuity via condition.

In summary it would be considered difficult to resist this proposal on highway safety reasons.

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

- Construction Plant and Material Storage
- Cycle Parking
- Pedestrian Visibility Splays (2x2 metres)
- Vehicle Parking & Turning

Ian Hayward
Strategic Planning

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

Sent: 23 September 2014 13:34

To: SU Local Development

Subject: Planning Consultation on: BE/114/14/PL

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 NO: BE/114/14/PL

Registered: 18th September
2014

Site Address: 346 Chichester Road Bognor Regis PO21 5BX

Grid Reference: 492103 100984

Description of Works: Demolition of single storey side extension and attached double garage and erection of a pair of 3 bedroomed semi-detached houses. Resubmission of BE/57/14

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 23-OCT-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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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