

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	2 July 2019
LOCATION:	38 Chalcraft Lane, Bognor Regis, PO21 5TX
SUBJECT:	BE/47/19/PL Addition of first floor to existing bungalow to allow conversion to 2 x 1 bedroom flats and a studio flat.
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 Strategic Planning 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.

Summary

This proposal is for the addition of a first floor to an existing bungalow to create 2 x 1-bedroom flats and a studio flat. The site is located on Chalcraft Lane, a C-class road subject to a speed limit of 30 mph.

Access and visibility

The existing access will be utilised for the proposed flats. Vehicular visibility at the point of access is sufficient. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents resulting from road layout within the vicinity of the site. Therefore there is no evidence to suggest the access is operating unsafely or that the proposal would exacerbate an existing concern.

Parking and turning

3 car parking spaces are proposed for the 3 flats, with an additional 3 spaces for visitors. The WSCC Car Parking Demand Calculator indicates that the proposed flats would create a demand for at least 4 car parking spaces. The plans therefore demonstrate a sufficient amount of off-street parking provision to meet the needs of the properties.

Turning on-site may be achievable using a multi-point manoeuvre. However, vehicles may have exit the site onto Chalcraft Lane in a reverse gear. Given that this is the existing arrangement for this property and has operated safely prior without incident, this not anticipated to cause a severe highways concern.

Sustainability

The site is situated in a sustainable location within walking distance of shops and schools. Bognor Regis Town Centre, including the Train Station, is approximately 7 minutes from the site via cycle. Nearby bus stops located on Chichester Road approximately 5 minutes from the site on foot offer connections towards Portsmouth, Chichester, Littlehampton and Felpham.

Cycling is a viable option in the local area. Secure and covered cycle parking for 3 cycles is proposed in the plans. The inclusion of cycle storage increases the sustainability of the property by offering alternative modes of transport to the private car.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services