

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	14/08/2018
LOCATION:	16 Elbridge Avenue, Bognor Regis, PO21 5AD
SUBJECT:	BE/68/18/PL Change of use of conservatory to dog grooming business.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 change of use of residential conservatory (C3) to dog grooming business (Sui Generis). The site is located on Elbridge Avenue, a privately maintained residential road; consequently these comments are for your advice only. Elbridge Avenue meets the publically maintained highway at the Chichester Road roundabout, approximately 120m from the site. Chichester Road roundabout forms part of the A259, subject to 30mph in this location.

Content

No alterations to the existing access arrangements are proposed. Vehicular visibility at the junction onto Chichester Road roundabout is sufficient for the vehicle speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years indicates that there has been one recorded injury accident within the vicinity of the junction, however this was not due to the road layout and therefore there is no evidence to suggest that the junction is operating unsafely or that the proposed change of use would exacerbate an existing safety or capacity concern.

The applicant proposes to utilise the two existing private parking spaces to the rear of the property for the business use to enable customers to drop off and collect their dogs. The proposed parking provision is anticipated to be sufficient given the nature of the business serving one client at a time. Any overspill parking that may occur as a result of this change of use could be accommodated on-street. However, the LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view.

Conclusion

The Local Highway Authority (LHA) does not consider that this 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.

Nicola Fry
West Sussex County Council – Planning Services