

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Highways, WSCC
DATE:	06/02/2019
LOCATION:	324 Chichester Road, Bersted, West Sussex
SUBJECT:	BE/81/18/PL Change of use of the property from dwellinghouse to mixed use dwellinghouse & attached building for the operation of a hairdressing business (A1) & retention of attached building
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 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 retrospective application is for the conversion and change of use of the garage into a hairdressing studio. The site is located on Chichester Road, a B-classified road subject to a speed limit of 30mph.

No alterations to the existing access arrangements are proposed. Vehicular visibility at the existing access appears 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 have been no recorded injury accidents within the vicinity of the access. Therefore there is no evidence to suggest that the access is operating unsafely or that the proposed hairdressing salon would exacerbate an existing safety or capacity concern.

The applicant proposes to utilise the existing driveway for customer parking. A parking layout plan has been provided, demonstrating two parking spaces for the residential use and one parking space for the proposed hairdressing use. WSCC mapping indicates that there is sufficient space on site for three cars to park. The proposed parking provision is anticipated to be sufficient given the nature of the business serving one client at a time. The situation may arise where the next customer arrives prior to the previous customer departing. It appears possible that in this case, a vehicle could park on site; however this would block in either the previous customer, or the residential vehicles. As a result some overspill parking may occur on-street. Although this part of Chichester Road does not benefit from parking restrictions, illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 –(leaving vehicles in a dangerous position on the road including verge/footway) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police. The LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view.

Local mapping indicates that the frontage of the site is currently only partially laid to hardstanding. The applicant is advised to ensure that the entire proposed parking area is laid to hardstanding to prevent spillage of mud or loose material onto the public highway.

A turn on site would be preferred for the hairdressing and residential use, however this is an existing practice that has operated on site, and within neighbouring properties for some time without evidence of highway safety concern. This proposal is not anticipated to result in a material increase in vehicle movements to or from the site.

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.

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

Condition

Car parking space (details approved)

No part of the development shall be first occupied until the car parking spaces have 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

Nicola Fry

West Sussex County Council – Planning Services