

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	8 June 2020
LOCATION:	74 London Road Bognor Regis PO21 1DD
SUBJECT:	BR/108/20/PL Construction of 1 No. new second floor 2 bedroom flat over existing two storey building, additional bedroom to first floor flat, division of ground floor retail unit into 2 No units & change of use of ground floor retail space to form new access to second floor flat. This application may affect the setting of a listed building.
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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for construction of 1 No. new second floor 2 bedroom flat over existing two storey building, additional bedroom to first floor flat, division of ground floor retail unit into 2 No units and change of use of ground floor retail space to form new access to second floor flat. The site is located on the corner plot between London Road and Lyon Street West both C-classified roads subject to 30mph speed restrictions.

The existing site consists of 1 retail unit on the ground floor, 1 studio flat and 1 x 1 bedroom flat on the first floor. The proposal will result in 2 retail units on the ground floor, 2 x 1 bedroom flats on the first floor and 1 x 2 bedroom flat on the second floor.

There is no access or parking associated with this proposal and this appears to be the existing arrangement. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident at the junction of London Road and Lyon Street West. However, from an inspection of accident data it is clear that this was not due to any defect with the junction.

The Local Highway Authority (LHA) appreciates that the proposal may generate an intensification of movements; however this is not anticipated to be a highway safety concern given the small-scale nature of proposal.

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Guidance (adopted August 2019), 2 car parking spaces may be provided for the new flat across the second

floor. No additional parking provision is required for the proposed studio flat conversion to 1 bedroom flat. It is unclear if the new floor space of 140sqm was previously used for storage; therefore some parking provision may be required.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site benefits from being situated in a sustainable location in a close proximity to local shops and amenities. Bognor Regis train station is approximately 1 min walk. An alternative transport mode to public transport that can be used is cycling. It may be possible to provide a cycle parking facility on site, if so it would be advised that such a provision is secured via planning condition. A suitably worded condition is included below if the Local Planning Authority considers cycle parking achievable.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

Condition

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.

Anastasia Toleva
West Sussex County Council – Planning Services