

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 2nd June 2017

**FROM: Jodie Wilkes TO: Arun District Council
FAO: Simon Davis**

SUBJECT: BR/114/17/PD

Prior notification under Class M for a change of use from shop (Class A1) to dwelling house (Class C3).

54 A & B, Chichester Road, Bognor Regis, West Sussex, PO21 2XJ

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from an A1 Shop use to residential subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

West Sussex County Council in its role as LHA (Local Highway Authority) has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

The proposed change of use from shop to dwelling house will not have a material impact on the operation of the highway. No objection is raised.

**Jodie Wilkes
Planning Services**