

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	25 June 2019
LOCATION:	1-2 The Parade, Argyle Road, Bognor Regis, PO21 1DT
SUBJECT:	BR/125/19/PL Side & extension to existing mixed use building to provide additional retail space at ground level, 1 No. first floor studio flat & 2 No. studio flats to new roof extension.
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 a side and 2nd floor extension to create additional ground floor retail space and 3 studio flats. The site is located on Argyle Road, a B-class road subject to a speed limit of 30 mph.

Access and visibility

No vehicular access or parking is associated with this development, as the existing area for parking will be infilled by the extension. Consequently, this proposal has been assessed based upon a nil car parking provision. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents as a result of road layout within the vicinity of the site. Therefore there is no evidence to suggest the proposal would exacerbate an existing concern.

Parking and turning

A nil car parking provision is proposed for the development. Resident's car parking would have to be accommodated on street. The WSCC Car Parking Demand Calculator indicated that the 4 flats would create a demand for 3 car parking spaces.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. However, the Local Planning Authority may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated in a sustainable location.

Sustainability

The site is situated close to Bognor Regis Town Centre, within walking distance of shops, services and schools. Nearby bus stops on Queensway offer connection in and around Bognor Regis and

towards Littlehampton, Felpham, Chichester and Portsmouth. Bognor Regis Train Station is an approximate 4 minute walk from the site. Hothampton Car Park is also within close proximity.

Cycling is a viable option in the area. Secure and covered cycle storage was not demonstrated in the plans. The inclusion of cycle storage in the plans 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 and informative should be applied:

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