

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	29 June 2021
LOCATION:	Flat 1-3, Clayton House, Elm Grove, Bognor Regis, PO21 2SW
SUBJECT:	BR/134/21/PL Sub-division of existing four-bedroom flat on first and second floors to create 2no. 1-bedroom flats, insertion of three dormer windows at second floor, insertion of rooflights to north and south elevations and removal of window to western elevation. This site is in CIL Zone 4 (Zero Rated) as flats.
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 the sub-division of existing four-bedroom flat to two one-bedrooms flats and associated development. The site is located on Elm Grove, an unclassified residential road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

No vehicular parking is associated with this site. Under Arun Parking Standards, the LHA would expect a parking requirement of two parking spaces for the proposed flats. The LHA notes that this is the same demand as that of the existing four-bedroom flat. Vehicular parking would have to be accommodated on-street. The LHA does not anticipate that the nil parking provision would result in a highway safety concern, nor give rise to a parking capacity issue.

The applicant has stated that the existing garage will be utilised for secure and covered cycle parking provision. The garage is of suitable size to provide cycle parking for each unit, in accordance with Arun Parking Standards. The inclusion of cycle parking helps promote the use of sustainable transport methods.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. Regular bus services are available from nearby Aldwick Road.

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.

Kyran Schneider
West Sussex County Council – Planning Services