

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	19 th July 2018
LOCATION:	26, Nyewood Lane, Bognor Regis, PO21 2QB
SUBJECT:	BR/141/18/PL Change of use from dwelling (C3 Dwelling House) to 8 bed HMO (Sui Generis).
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.

The proposals are to change use of 6-bedroom dwelling house to 8-bedroom House in Multiple Occupation (HMO).

The Application Form states that the three existing off-street car parking spaces will remain for the use. Whilst there is no turn on site these arrangements have been operating without evidence of highway safety concern and the change of use is not anticipated to alter this.

WSCC Supplementary Planning Guidance (adopted Nov 2003) sets out a maximum car parking standard of 0.5 spaces per room/unit for an HMO. On this basis 4 spaces could be provided for the use. The Local Highway Authority (LHA) is mindful that these are maximum standards. Furthermore there are extensive parking restrictions on the nearby road network that would deter any overspill parking from occurring in locations that would be detrimental to highway safety. There are also options for sustainable transport such as by foot and bus and Bognor Regis Train Station is 5 minute cycle distant meaning that not all daily journeys would necessarily be reliant on use of the private car.

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 32), and that there are no transport grounds to resist the proposal.

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 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.

Katie Kurek
West Sussex County Council – Planning Services