

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	4 June 2019
LOCATION:	Flat 1a, 1 Queens Square, Bognor Regis, PO21 1SA
SUBJECT:	BR/160/19/PL Change of use from house in multiple occupation (C4 House in Multiple Occupation) to 4 No. self contained flats (C3 Dwelling houses).
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 change of use from house in multiple occupation (HMO) to 4 self-contained flats. The site is located on Queens Square, a privately maintained road; consequently these comments are for your advice only.

Access and visibility

Access onto the publically maintained highway is at the access point with Glamis Street. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the access is operating unsafely or that the proposed change of use would exacerbate an existing concern.

Parking and turning

The 4 existing car parking spaces are to be retained for the 4 flats. The WSCC Car Parking Demand Calculator indicates that the 4 flats would create a demand for 4 parking spaces, with an additional 5th parking space for visitors.

Any overspill parking would have to be accommodated on-street. Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highways safety. Glamis Street has waiting restrictions and a parking permit scheme. We would not consider that highway safety would be detrimentally affected, but the LPA may wish to consider the potential amenity impacts. Weight is given to the fact that the site is situated in a sustainable location.

Sustainability

The site is located in a sustainable location in Bognor Regis Town Centre. Shops and schools are within walking distance. Bognor Regis Train Station is situated approximately 400 metres from the site. Bognor High Street is approximately 6 minutes away on foot, and bus stops here offer connections towards Felpham, Littlehampton and Chichester.

Secure and covered cycle storage was not demonstrated in the plans. The inclusion of cycle storage increases the sustainability of the site 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