WEST SUSSEX COUNTY COUNCIL **DATE: 31-07-2013**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Arun District Council**
FAO: Susan Leeson

SUBJECT: BR/162/13 - Demolition of existing caretakers house and outbuildings and provision of 2 x 2-bed and 2 x 3-bed houses and associated parking/ garaging and associated works.

Land Adj. 47, South Way, Bognor Regis, West Sussex

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.BR/48/09 to which no objections were raised.

This application is now for the demolition of the existing caretaker's house and construction of 2 x 2 bedroom dwelling and 2 x 3 bedroom dwelling. As apposed to the previous application, the site is to be now accessed via the new residential development to the south east of the site by extending the internal estate road.

From inspection of the plans and information available a provision of 9 car parking spaces will be available for the future residents of the dwellings. Plots 183 and 186 will have the benefit of garage each in the form of a double garage with built in cycle parking. Plots 184 and 185 have allocated parking spaces of 2 each. There is also ample parking in front of the double garage to presumably serve Plots 183 and 186. A visitor's space has also been made available in a small lay-by within the turning head. From entering this information in to WSCC's car parking demand calculator for a development of this kind in this area, it would appear to meet the recommended number of spaces for the expected number of vehicles on site. The applicant has also provided cycle parking for each dwelling, which should be secure and covered.

There would appear to be sufficient turning space within the site boundary, allowing any of the parked vehicles to turn and exit on to the estate roads in the forward gear.

Based on these comments there would be no concerns with this application from a highway safety perspective, subject to a condition securing parking and turning, cycle parking and the access from the existing development in accordance with the approved drawing.

Chris Pratt
Strategic Planning