

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC - Highways Authority
DATE:	4 August 2020
LOCATION:	34 Sudley Road Bognor Regis PO21 1ER
SUBJECT:	BR/162/20/PD Notification of prior approval under Schedule 2, Part 3, Class O for the change of use of 3 storey office (B1(a)) to 3 No 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 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 WSSC 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 a similar application at this site (albeit 1 dwelling) under planning application reference BR/212/18/PD. No highways objections were raised, and no objection was raised by the Local Planning Authority.

This latest iteration seeks Prior Approval but for 3 flats (1 x 1 bed, 2 x 2 bed).

The dwellings will not be provided any off street car parking provision. However, the site is located in a sustainable town centre location with good access to public services and amenities by means other than the private motor car. I'm mindful that the existing use as office space would have attracted a parking demand and trip generation greater than that of three dwelling unit.

Independent secure and covered cycle parking facilities have been demonstrated on the propose plans.

In conclusion no highway safety or capacity concerns would be raised to this prior notification.

Ian Hayward

West Sussex County Council – Planning Services