

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	19 July 2019
LOCATION:	98-100 Chichester Road, Bognor Regis, PO21 5AA
SUBJECT:	BR/173/19/PD Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3).
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.

This proposal is for the prior approval for change of use from an office (Class B1) to residential dwelling (Class C3). The site is located on Chichester Road, a B-classified road subject to a speed limit of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from offices (Class B1) to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No vehicular access or parking is associated with this development. Material movements generated by the proposed residential use are not anticipated to exceed that of the existing use. 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 the existing arrangement is operating unsafely or that the proposal would exacerbate an existing concern.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least 1 car parking space. However, the LHA appreciates that the existing use also operates a nil parking provision. Furthermore, the site is situated in a sustainable location within walking distance of shops, schools and services. Buses also pass though Chichester Road regularly offering connections towards Portsmouth and Littlehampton. The LHA would recommend that secure and covered cycle parking is provided for the dwelling in order to encourage sustainable transport methods.

From experience of other similar proposals, the LHA recognise that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site. In principle, the current GPDO gives limited ability to consider wider highway and

transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services