

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 August 2017 08:57
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/190/17/PL
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image007.emz; image008.emz

Sent: 16 August 2017 15:33
To: Planning.Responses
Cc: Francis Oppler
Subject: RE: Planning Consultation on: BR/190/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

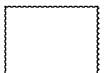
DATE: 16/08/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: S Davis

SUBJECT: BR/190/17/PL - Two & part three storey rear extension for an additional 4 No. dwellings.

76, London Road, Bognor Regis, PO21 1DD

RECOMMENDATION:



Advice

Modification

More

Information
Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £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.

The proposal is for extensions to form 4 x 1-bedroom flats with retention of retail unit and studio flat at ground floor level. London Road is 'C' classified public highway subject to a 30 mph speed restriction in this location.

A nil car parking provision is proposed for the new flats. Under the WSCC Car Parking Standards, four car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Furthermore, the location is suited well to utilisation of sustainable modes of transport such as by foot, bicycle, bus or train. A range of amenities and services are also within walking distance in Bognor town centre. Secure and covered bicycle storage should be provided as per the supplied plans, this can be maintained and secured in perpetuity via condition.

No highway safety or capacity concerns.

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
Planning Services

Sent: 01 August 2017 12:33

To: SU Local Development

Subject: Planning Consultation on: BR/190/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order

2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION **BR/190/17/PL**

NO:

Registered: 1st August
2017

Site Address: 76 London Road Bognor Regis PO21 1DD

Grid Reference: 493538 99382

Description of Works: Two & part three storey rear extension for an additional 4 No. dwellings.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 31-AUG-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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