

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	31 January 2022
LOCATION:	Deal House 11-15, Sturges Road, Bognor Regis, PO21 2AH
SUBJECT:	BR/1/22/PL Demolition of existing garage and replacement with 1 No 1-bedroom self contained unit. Additional cycle store and bin storage amendments (resubmission following BR/236/21/PL). This site is in CIL Zone 4 and is CIL Liable as new dwelling.
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.

Summary and Context

This proposal is for the demolition of an existing single-bay garage and erection of a one-bedroom dwelling. The site is located off Sturges Road, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application BR/236/21/PL, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility

The applicant proposes to utilise the existing vehicular access on Sturges Road. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to the maintained highway. The LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of use of the existing access.

Parking and Turning

Under Arun Parking Standards, the LHA would expect a parking provision for at least one car parking space for a dwelling of this size. The site benefits from existing parking provision of three spaces to the front of the site and twelve spaces to the rear, which is anticipated to be suitable for a site of this size. On-site turning at the site appears achievable, allowing cars to exit the site in a forward gear.

If overspill parking resulting from the loss of the garage and provision of additional dwelling were to be accommodated on-street, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed development would have a detrimental highway safety impact; however, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The applicant has demonstrated secure cycle storage in the plans, in accordance with Arun Parking Standards. The inclusion of cycle parking provision will help promote the use of sustainable transport methods.

Sustainability

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from the nearby B2166. Bognor Regis Train Station is located approximately 300m east of the site.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition 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