

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	27 September 2019
LOCATION:	83 Aldwick Road, Bognor Regis, PO21 2NW
SUBJECT:	BR/206/19/PL Extensions & alterations to shop & HMO to reduce shop & form 8no. self- contained flats.
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 WSCC map information. A site visit can be arranged on request.

This proposal is for the extension and alterations to existing A1 retail unit and 5 bedroom HMO to form a reduced retail unit and 8 self contained flats (1 x studio, 4 x 1 bedroom and 3 x 2 bedroom flats). The site is located on Aldwick Road, a B-classified road subject to a speed limit of 30mph.

No vehicular access exists to the site and this application proposes no alterations to this arrangement. As such, a nil car parking provision is proposed for the new development. Under the WSCC Car Parking Standards, seven 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 from an amenity point of view.

The site is sustainably located within walking distance of a variety of local shops and services, including bus stops providing access to Bognor Regis, Chichester and further afield. Bognor Regis is within walking distance which provides wider facilities and services. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, a condition securing cycle storage is advised.

Nicola Fry
West Sussex County Council – Planning Services