

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 08/09/2010

**FROM: Local Development TO: Arun District Council
FAO: Mr N Crowther**

SUBJECT: BR/210/10 - Demolition of existing commercial unit and provision of 5 houses.

Land at, 34, Dorset Road, Bognor Regis, West Sussex, PO21 2DU

CONSULTATION DATE: 14/09/2010

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: 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 Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council provided pre-application advice on 10/06/2009 and agreed to the principle of this proposal.

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 the demolition of the existing commercial unit and the provision of 3 no. 2 bed dwellings and 2 no. 3 bed dwellings with access onto Dorset Road via an existing access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Dorset Road. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access.

Concerns were raised at the pre-application stage that residents may try to utilise one parking space for the parking of two cars if the spaces are too wide. This issue does not appear to have been addressed through the current plans. It is also unclear as to whether a vehicle would be able to turn within the site.

Although the principle of this proposal was found acceptable at the pre-application stage, further details are required to determine this application. The applicant should provide details of the width of the access road, the car parking space dimensions and the width of the proposed pavement to allow an assessment of whether these comply with current design standards.

**Lucy Seymour
Local Development**