

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 17 November 2017 11:47
To: Planning.Responses
Cc: Ashvin Patel
Subject: RE: Planning Consultation on: BR/218/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 17/11/2017

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

SUBJECT: BR/218/17/PL - Creation of ground floor entrance to the rear; formation of 4No. new two bed flats at first floor level.

12, London Road, Bognor Regis, West Sussex, PO21 1PY

RECOMMENDATION:



Advice

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 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.

It is proposed to convert vacant first floor to 4 x 2-bedroom flats. London Road is pedestrianised in this location within Bognor Town Centre where a range of retail, services and amenities are within walking distance. Bognor train station is a 4 minute walk distant and regular bus services are within the vicinity.

A nil car parking provision is proposed for the new flats, under WSCC Car Parking Standards, three 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 detriment 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. Considering the sustainable location the LHA would request that details for secure and covered bicycle storage for at least one space per flat are secured via condition.

No highway safety or transport grounds to resist the application.

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

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 01 November 2017 13:05
To: SU Local Development
Subject: Planning Consultation on: BR/218/17/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 NO: **BR/218/17/PL**

Registered: 26th October
2017

Site Address: 12 London Road Bognor Regis PO21 1PY

Grid Reference: 493599 99152

Description of Works: Creation of ground floor entrance to the rear; formation of 4No.
new two bed flats at first floor level

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 30-NOV-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 01903 737874.

Regards
Planning Officer

consultee_email

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

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