

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davies
FROM:	WSCC - Highways Authority
DATE:	14 October 2019
LOCATION:	86 Annandale Avenue, Bognor Regis, PO21 2EX
SUBJECT:	BR/231/19/PL Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL).
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 erection of a first floor rear extension to provide one two bedroom flat. The site currently consists of 3 x two bedroom flats and this proposal would involve an extension to the first floor in order to accommodate the proposed dwellings.

The LHA was consulted on an application at this site for the erection of a first floor extension to provide two 2-bedroom flats. The LHA did not raise any highway safety concerns to the proposal however the application was refused by the LPA on separate grounds.

The site is on the junction of Annandale Avenue ('C' classified) and Longford Road ('B' classified). Annandale Avenue is one-way only in this location with traffic travelling north-east bound. Both roads are subject to a 30mph speed restriction and the area is predominantly residential.

Parking

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Standards, a total of one car parking space 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.

Sustainability

The proposed dwellings are sustainably located, within walking distance of Bognor Regis town centre which contains a variety of local shops and services. Bus stops are located within metres of the property providing access into Bognor Regis and Chichester. Bognor Regis train station is within short walking distance providing access to Chichester, Brighton, Portsmouth and London. The applicant proposes to provide cycle storage on site which further reduces the reliance upon the private car.

Conclusion

In conclusion, the LHA does not consider that the proposal for two new dwellings would have 'severe' impact 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 then the following condition should be secured:

Condition

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry

West Sussex County Council – Planning Services