

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                                                             |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Simon Davis                                                                                                                                                                                                                                   |
| <b>FROM:</b>                    | Highways, WSCC                                                                                                                                                                                                                                                              |
| <b>DATE:</b>                    | 18/10/2018                                                                                                                                                                                                                                                                  |
| <b>LOCATION:</b>                | 14, Ivydale Road, Bognor Regis, West Sussex, PO21 5LY                                                                                                                                                                                                                       |
| <b>SUBJECT:</b>                 | BR/232/18/PL<br>Application for variation of condition following grant of planning planning BR/276/16/PL relating to condition 2 & planning permission BR/38/17/PL relating to condition 7 - Replace existing garage with garden office, new parking layout & cycle storage |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                                                                                                                                                                         |
| <b>RECOMMENDATION:</b>          | <input checked="" type="checkbox"/> Advice <input type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input type="checkbox"/> No Objection<br><input type="checkbox"/> More Information <input type="checkbox"/> Refusal                                  |
| <b>S106 CONTRIBUTION TOTAL:</b> | £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 Strategic Planning 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 variation of condition 2 relating to BR/276/16/PL and Condition 7 relating to BR/38/17/PL to replace the existing garage with a garden office and revision of the parking layout and cycle storage.

WSCC as Local Highway Authority (LHA) has been consulted previously on various applications at this site for proposed dwellings and revisions to the proposed garage to which it has raised no highway safety concerns. The LHA was not consulted on the most recent application BR/38/17 to increase the proposed garage roof height. The site is located on Ivydale Road an unclassified road subject to a speed limit of 30mph.

Under BR/276/16, the proposed garage plans were altered to provide a double garage with internal annexed cycle storage. The LHA advised that the applicant increase the internal parking area to 6 x 6m but raised no highway safety concerns to the proposal. This proposal seeks to convert the garage to a garden office and provide two external parking spaces to the front of the proposed garden office. Under WSCC current parking standards, three parking spaces would be required per dwelling for a development of this size and location. There does appear to be sufficient space on site to accommodate any additional parking as result of the loss of the existing garage. There appears to be sufficient space on site for vehicles to turn on site and exit onto the publically maintained highway in a forward gear.

The proposed relocated cycle storage facility appears sufficient for the storage of at least 2 cycles as set out in WSCC Parking Standards.

In conclusion, the LHA does not consider that this proposal 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, the following conditions should be secured:

Conditions

*Car parking space*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

*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 site 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**