

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	6 November 2019
LOCATION:	77 Aldwick Road, Bognor Regis, PO21 2NW
SUBJECT:	BR/233/19/PL Part change of use of ground floor & formation of a first floor rear extension to create 2 No self-contained studio flats with associated refuse/recycling & cycle store (resubmission following BR/63/18/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 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.

Summary

This proposal is for the part change of use of ground floor and formation of first floor rear extension to create 2 studio flats with associated refuse and cycle store. The site is located on Aldwick Road, a B-classified road subject to a speed limit of 30 mph.

Access

No vehicular access is associated with this proposal, which is the existing arrangement. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

A nil car parking provision is proposed for this development. The WSCC Car Parking Demand Calculator has indicated that the 2 studio flats would create an additional parking demand of 2 car parking spaces. Car parking would therefore have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that highway safety would be detrimentally affected by the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts on on-street parking from an amenity point of view.

Secure and covered cycle parking for at least 2 cycles has been demonstrated in the plans. Under WSCC parking standards, 1 cycle space should be provided for dwellings with 1-2 bedrooms. Therefore the proposed cycle parking provision is in accordance with WSCC parking standards. The inclusion of cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Sustainability

The site is situated in a sustainable location within walking distance of shops, schools and other local amenities. Bus stops close to the site on Aldwick Road offer regular connections to Bognor Regis and Chichester. Bognor Regis Train Station is approximately 4 minutes from the site by cycle. Cycling is therefore a viable option in the area and future residents are not anticipated to rely on the private car for transport.

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, the following condition should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services