

WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 6/10/2008

FROM: Liam Riddy TO: Arun District Council
FAO: Mr M Porter

SUBJECT: BR/238/08

7 Annandale Avenue, Bognor Regis

Construction of first floor rear extension and conversion of rear projection to
1x2 bed flat

CONSULTATION DATE: 6/8/2008

RECOMMENDATION:

Advice

X

Modification

More Information

Objection

No Objection

Refusal

TAD 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 was consulted previously on Highway Matters for this location under planning application no. BR/87/07 to which no objections were raised.

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 a 1x2 bed unit with access onto Annandale 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 Annandale Road and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. The proposed development is unlikely to cause an over intensification of use as it is located within close proximity of public transport, as noted in previous consultations. WSCC Highways Authority would however recommend the provision of suitable cycle parking facilities for reasons of sustainability.

Any approval of planning permission would be subject to the following conditions:

Cycle parking

No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

Liam Riddy
Local Development

