

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	6 December 2021
LOCATION:	Ancient Mariner Hotel 59 West Street Bognor Regis PO21 1XB
SUBJECT:	BR/247/21/PL Change of use from single dwelling (C3) to 6 No self-contained flats (C3), a 10-bedroom co-living housing unit (Sui Generis) & insertion of 3 No new front windows. This application affects the character & appearance of The Steyne, Bognor Conservation Area.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on full planning application BR/247/21/PL, with regards to any highway safety or capacity concerns. The application is supported by way of a Heritage, Design, Access & Planning Statement.

The development site is an unlisted single residential dwelling (C3 use) situated within The Steyne Conservation Area. The building historically operated as a hotel, but in recent times converted to a single dwelling use, as confirmed under application BR/42/16/CLE.

The development proposals are for the conversion of use of the property, from its current lawful use as a single dwelling, to 6 self-contained flats (C3) and a 10-bedroom co-living housing unit or an HMO (House of Multiple Occupancy). The proposed flats comprise 2 x 1-bedroom flats at ground floor, a 2-bedroom flat on first floor, a 3-bedroom flat on first / second floor and 2 x 1-bedroom flats to the main front building on second floor. The proposed co-living / HMO housing unit is located to the rear wing of the property, comprising a communal living / dining / kitchen space and 2 x ensuite bedrooms at ground floor, 4 x ensuite bedrooms on first floor and 4 x ensuite bedrooms on second floor.

The development site is located at the eastern corner of B2166 – The Esplanade roundabout. The primary access into the site is from The Esplanade to the front of the property. There are two access at the western side of the building, along B2166 West Street. There is no proposal for change of access.

The site is proposed to be a car-free development with no on-site vehicle parking facilities. The site is within a controlled parking zone; hence, future occupants owning private vehicles could benefit from resident permits or vehicle parking provision within nearby car parks. The development proposes to provide cycle parking / storage provision along the front curtilage. The cycle parking

provision must be made within a safe, secured and easy to access location within the development. Refuse storage provision is made within the rear courtyard and refuse collection is carried out in line with the existing arrangements for the neighbouring properties.

Due to the car-free nature of the development the future trips would consist of walking, cycling or public transport trips. The site being situated within a residential area with good footway connectivity and street lighting system the location is conducive to walking and cycling. High Street which is within short walking distance of the site houses many retail units providing shopping opportunities and services. Bus stops are located within 100m walking distance from the site, along B2166 Aldwick Road. The site is in a highly sustainable location.

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following condition should be applied:

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 plans and details submitted to and approved by the LPA.

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

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West Sussex County Council – Planning Services