

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	Highways, WSCC
DATE:	01/04/2025
LOCATION:	27 Argyle Road, Bognor Regis, PO21 1DZ
SUBJECT:	BR/249/24/PL Change of use from dwelling house (Class C3) to a 7-bed House in Multiple Occupation (HMO) (Sui Generis). This application is in CIL Zone 4 and is CIL Liable, as dwellings.
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.

This application seeks the change of use from dwelling house (Class C3) to a seven-bed House in Multiple Occupation (HMO) (Sui Generis). The site is located on Argyle Road, a B-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site, whilst pedestrian access will remain as existing. The proposed change of use is not anticipated to give rise to a significant material intensification of movements to or from the site when compared with the existing use.

No vehicular parking is proposed – therefore, any car parking would have to be accommodated on-street as per the existing arrangement. There are parking restrictions in place on the nearby roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposals would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the fact the site is situated in a sustainable location within walking/cycle distance of local services and public transport links within Bognor Regis town centre. Provision for the storage of bicycles has been demonstrated to the rear of the site.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services

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Sent: 01 April 2025 15:14

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number BR/249/24/PL at 27 Argyle Road Bognor Regis PO21 1DZ

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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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