

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	2 December 2021
LOCATION:	Regis Lodge, 3 Gloucester Road, Bognor Regis, PO21 1NU
SUBJECT:	BR/259/21/PL Proposed change of use from C1 Guest House to 9 Bed. HMO (Sui generis) including internal and minor external alterations.
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.

Summary

This proposal is for the change of use from C1 Guest House to nine-bedroom House in Multiple Occupation (HMO), including internal and external alterations. The site is located on Gloucester Road, a C-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raise no highway safety concerns for this application.

Content

The proposed HMO will contain nine double bedrooms, with an expected occupancy of up to 18 persons. Considering that the existing guest house had occupancy for up to 21 persons, the LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

The applicant proposes a nil car parking provision, which appears to be the existing arrangement. WSCC parking standards for HMOs require 0.5 parking spaces per room; therefore, the LHA would expect a parking provision of 4-5 parking spaces for a development of this size. As a nil parking provision is proposed, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, 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 the proposed nil parking provision would result in a highway safety concern, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. The Planning Statement has stated that 20 secure cycle parking spaces are proposed, providing an opportunity for sustainable travel for all future occupants of the HMO.

The site is situated in a sustainable location within walking distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available from nearby High Street. Bognor Regis Train Station is located approximately 1km northwest of the site.

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 111), 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 to be 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