

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S Davis
FROM:	Highways, WSCC
DATE:	17 th December 2018
LOCATION:	Gables Hotel, 28, Crescent Road, Bognor Regis, PO21 1QG
SUBJECT:	BR/273/18/PL Change of use from Hotel (C1 Hotels) to 4 No. Flats (C3 Dwelling House) including enlarged dormer & additional door on SE elevation.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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.

West Sussex County Council, as the Local Highway Authority (LHA), has been consulted on proposals for change of use of hotel to 4 x flats. Crescent Road is 'C' classified and subject to a 30 mph speed restriction.

There is no off-street parking at the property. Under a C1 hotel use of 8 bedrooms a maximum parking demand of eight spaces could have resulted. The 4 x 1-bedroom flats could see a demand for three car parking spaces. Furthermore, the site is sustainably located with Bognor Train Station just 0.2 miles distant and various retail, services and amenities available within the nearby town centre. The plans indicate that bicycle storage will be provided and the LHA advise that this be maintained in perpetuity via a suitably worded condition.

The LHA does not consider that the proposal would have 'severe' impact 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.

Katie Kurek
West Sussex County Council – Planning Services