

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	15 April 2019
LOCATION:	71 Hawthorn Road Bognor Regis PO21 2BS
SUBJECT:	BR/302/18/PL 1 x 2 bedroom flat and 2 x 1 bedroom flat to the east elevation. New plans elevations and floor plans.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	£ N/A

The Local Highways Authority (LHA) requires additional information regarding the newest submitted site layout plans.

The parking layout shows a tandem arrangement, this parking arrangement works in practise for provisions serving a single dwelling where users have the ability to manage their parking arrangement between them, however it is not considered that this would be a workable solution for three independent flats.

The parking spaces also block the access to cycle parking and would seemingly prevent the ability to manoeuvre bins to the collection point on bin collection day, this matter would be an amenity consideration for the Local Planning Authority (LPA) to consider.

Parking space number 4 as a parallel parking space should measure 2m x 6m to accommodate for the additional manoeuvring room required.
It should be demonstrated where the parking will be for the host dwelling given that this proposal reduces the amount of space available within the site. I note that the dropped crossing only covers the centre of the site. It may be that this dropped crossing will require widening. I have consulted the area officer for Arun regarding this matter, additional comments will follow when his comments have been received.

Please raise the above with the applicant and re-consult once these issues have been addressed.

Jodie Wilkes
West Sussex County Council – Planning Services