

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	12 November 2019
LOCATION:	Chandos Elm Grove Bognor Regis PO21 2SW
SUBJECT:	BR/302/19/PL Demolition of outbuildings & construction of 1 No. 2-bed dwelling & associated works (amendment to planning permission ref: BR/46/19/PL).
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 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Proposal Summary

The proposal is for the Demolition of outbuildings & extension & construction of 1 No. 2-bed dwelling & associated works; it is located on Elm Grove which is an unclassified road subject to a 30 mph Speed limit.

History

Previously the Local Highways Authority (LHA) has been consulted on matters at this location under application BR/46/19/PL. This sought the Demolition of outbuildings & extension & construction of 1 No. 2-bed dwelling & associated works, the LHA gave advice on the proposal, where no highways concerns were raised.

Vehicle Parking, Cycle Parking and Turning

A nil car parking provision is proposed for the new dwelling. Under the WSCC Car Parking Standards, one car parking space may be provided for the proposal. The LHA is also mindful that an existing garage provision will be lost which could have provided parking for Chandos. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision and displaced parking. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is located in a highly sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus (300 metres) and railway station (1.3 km) provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor vehicle. As a result the applicant has provided cycle storage in the form of a garden shed; this conforms to WSCC and Manual for Streets (MfS) guidance.

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 109), and there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

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

Stephen Garrard
West Sussex County Council – Planning Services