

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14/11/2017

FROM: Alison Meeus

TO: Arun District Council

FAO: Simon Davis

SUBJECT: BR/311/17

**Aldwick Road, Aldwick Rest Home, 92-94 Aldwick Road, Bognor Regis
HMO**

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

The proposal to change the use of the existing flats into a HMO to provide 16 flats for emergency housing use, has been considered by West Sussex County Council as the Local Highway Authority. The site will be renovated and will provide some car parking to the rear of the property. 5 spaces will be provided, of which four will be large enough for disabled use. This is lower than the recommended car parking standard of 0.5 spaces per flat (this would equate to 8 spaces) however given there is on-street parking close by this would be considered acceptable. The plans submitted show that there is scope for these cars to turn within the space provided safely.

The access to the rear of the flats is via a private driveway. The visibility from the private car park will be improved by the removal of the current wall and garage which will provide a better view of the access onto Nyewood Lane. This is a 30mph road residential through road and visibility here is considered sufficient, considering vehicles speeds in and out of the driveway will be low.

Cycle storage facilities will be provided to encourage sustainable transport options. This site is also considered to be in a sustainable location, in close proximity to local bus stops and a good walking distance to the main Bognor Train station.

Refuse collection would most likely continue from Nyewood Lane or on Aldwick Road, and a fire appliance would not need access to the rear of the property via the driveway.

Overall WSCC raise no highway safety or capacity issues with this proposal subject to any conditions attached.

**Alison Meeus
Planner**

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access