

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                      |
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| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomalova                                                                                                                                                         |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                            |
| <b>DATE:</b>                    | 27 March 2020                                                                                                                                                                                        |
| <b>LOCATION:</b>                | 98-100 Chichester Road Bognor Regis PO21 5AA                                                                                                                                                         |
| <b>SUBJECT:</b>                 | BR/315/19/PL<br>Conversion of the existing first floor office space (B1 Business) into 1 No. two bedroom flat (C3 Dwelling house) including rear access, amenity space & general storage facilities. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                  |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                               |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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.

This proposal is for change of use of first floor office space to one 2-bedroom flat. The site is located on Chichester Road, a B-classified road subject to a speed limit of 30mph.

No vehicular access to the site currently exists and no alterations to this arrangement are proposed. A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Guidance (adopted August 2019), 2 car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. Given the existing B1 use of the site would be expected to potentially generate a parking demand of 2 spaces and currently operates with a nil parking provision; the LHA would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision for the flat. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is located within walking distance of Bognor Regis Town centre, bus stops are located within metres of the site. Cycling is a viable option within the vicinity and one bicycle space is provided within the proposed ground floor lobby to encourage sustainable transport methods.

### 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 that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, a condition securing the proposed cycle storage should be applied.

**Nicola Fry**  
**West Sussex County Council – Planning Services**