

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 01/03/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mrs S Leeson**

SUBJECT: BR/319/11 - COU from residential (C3) to ground floor Chiropractors (D1) with 1st floor residential accommodation to include demolition of existing garage/store & erection of single storey extension.

206, London Road, Bognor Regis, West Sussex, PO21 1AX

CONSULTATION DATE: 14/02/2012

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £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 Local Development 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.

This application is seeking change of use relating to an existing residential dwelling located on the junction of London Road and East Lake in Bognor. The applicant wishes to convert the ground floor to a chiropractors (D1 non residential) with the 1st floor remaining as residential accommodation. Included within this proposal is the demolition of an existing garage/store and the erection of a single story extension in its place.

Access to the property is obtained via East Lake which is a 'D' classified road subject to a 30 mph speed restriction. East Lake is protected with single yellow lines in addition to controlled parking zone bays. It should be noted that this proposal will not result in the removal of any of the controlled parking zone bays.

The property already benefits from a 3.3 metre wide dropped kerb access from East Lake and this proposal will see this access widened to the south west to 8.0 metres, this will allow for the creation of three off street car parking spaces. In addition to the three off street spaces the existing garage is to be retained to provide a fourth car parking space. With regard to the latest WSCC appropriate levels of car parking standards we would expect the residential part of this proposal to generate the need for one vehicular car parking space, this can be satisfied by the existing garage as per the Design and Access Statement. This would leave the three off street vehicular car parking spaces for the use of the business. With regard to the latest standards this would appear to fall short of what we would require for a development of this

type. However this proposed Chiropractors is situated in a sustainable location and is within walking distance of public car parks and has close links with the public transport network. We would therefore not consider this to be of detriment to highway safety. The LPA may wish to consider any implications towards on-street parking. The applicant is also proposing cycle parking for 4 cycles and this level of cycle parking is considered to be appropriate. The cycle parking must be secure and covered with the actual details of the cycle parking facility being submitted and approved by the Local Planning Authority (LPA).

The off street vehicular parking spaces should measure 2.4 x 4.8 metres and from inspection of the plans provided the size of the proposed parking bays would appear to be appropriate. No turn on site facility is available however giving consideration to similar access arrangements in the vicinity in addition to the access width and appropriate visibility we would not consider this to be of detriment to highway safety.

There are no highway safety concerns with the principle of widening the access to 8.0 metres as visibility appears to be appropriate at this point of access onto East Lake. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface water running onto the public highway. There is a street lighting column in close proximity to the existing access point but from the plans provided I see no reason why this column can't remain in situ.

From the information I have before me there would be no highway safety concerns raised to this proposal.

If the LPA are minded to approve this application then conditions securing the access, vehicular parking and cycle parking should be included.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105 to obtain a license for the site access works.

Ian Hayward
Strategic Planning