

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	18 March 2019
LOCATION:	123 Longford Road Bognor Regis PO21 1AE
SUBJECT:	BR/329/18/PL Change of use of single dwellinghouse to 2 No. residential apartments
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.

The proposed seeks the change of use of single dwelling house at 123 Longford Road, Bognor Regis into to 2 No. residential apartments.

The existing 5 bedroom dwelling is not served with any off street car parking provision. The same will be the case for the proposed flats.
I have checked the parking demand using the WSCC Car Parking Demand Calculator.

It would be anticipated that the existing dwelling would create the demand for 2 car parking spaces. The proposed flats (2 x 2 beds) would also create the anticipated demand for a total of 2 spaces.

Both the existing and proposed dwellings would be reliant upon on street car parking provisions. In conclusion there would not be any anticipated increase in parking demand associated with this proposal.

The site is sustainably located in close proximity to Bognor Town Centre. The site is within walking and cycling distance to a range of public services and amenities. Bus and rail are realistic travel options for longer trips.

The Local Highway Authority does not consider that the proposal would have and 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 Local Planning Authority are minded to grant planning consent a condition securing an independent or communal cycle parking provision would be advised.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

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

Ian Hayward
West Sussex County Council – Planning Services