

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	4 February 2020
LOCATION:	128 Collyer Avenue Bognor Regis PO21 5HX
SUBJECT:	BR/337/19/PL Change of use from open space living room to 1 No. bedsit or studio with seperate entrance.
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 change of use from two unauthorised studio flats to one studio flat with separate entrance. The application site is located on Collyer Avenue a publicly maintained unclassified road subject to a 30 mph speed limit.

The Local Highway Authority accepts that small developments (1 - 2 dwellings) of which an existing dwelling is present, such as the one subject of this application have an established existing use. It is therefore acceptable to presume that 1 additional studio flat would not result in a material increase in trips to and from the property.

Vehicle Parking and Cycle Parking

The applicant proposes a NIL parking provision. This is the existing practice of the site. As a result the Local Highways Authority (LHA) accepts that such a provision would not be detrimental to highways safety. We also note that there appears to be ample on street parking in this location. However, the Local Planning Authority (LPA) may wish to consider the potential amenity impacts of this development upon on street parking.

The applicant has proposed a nil cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.

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.

Stephen Garrard
West Sussex County Council – Planning Services