

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	25/06/2018
LOCATION:	Car Parking Site Adjacent to 112, Gravits Lane, Bognor Regis, PO21 5LW
SUBJECT:	BR/35/18/PL 2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application BR/334/16/OUT seeking Outline consent with some matters reserved (access & layout) for 2 x dwellings with associated parking, bin & cycle store. No highway safety or capacity concerns were raised and consent was granted by the Local Planning Authority. The application was later withdrawn by the applicant.

Context

This latest application seeks the erection of 2 x 2 bedroom semi-detached houses with associated parking, bin & cycle store on the car parking site adjacent to 112, Gravits Lane, Bognor Regis.

Access

Access is to be achieved via an existing point of access onto Gravits Lane, which is an unclassified no through road subject to a 30 mph speed limit. While the proposed access arrangements will result in reversing movements onto Gravits Lane in this location the nature of the Highway and scale of the development is such where this would not be considered a substantive highway safety concern.

Parking

It is propose to provide three car parking spaces to serve the two dwellings. The application documents detail that each dwellings will be allocated one space each. I can advise that such a provision meets the anticipated demand which would be created by two dwellings of this size and tenure in this location.

Consideration needs to be given to the loss of the area which seems to have provided off street parking. I am however mindful that this area is within private ownership and even with consent for parking of vehicles the landowner could potentially cease the use of the land for this purpose so I'm unable to give this significant weight.

Nevertheless the applicant has conducted a car parking demand survey which demonstrated that there is a significant level of available capacity with a reasonable walking distance of the site.

Conclusion

In conclusion the LHA does not consider that the proposal for 2 x 2 bed dwellings would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to grant planning consent the following conditions would be advised:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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