

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Spring
FROM:	WSCC - Highways Authority
DATE:	11 March 2020
LOCATION:	86 Annandale Avenue, Bognor Regis, PO21 2EX
SUBJECT:	BR/41/20/PL Change of use from C3 Dwellinghouses to a House in Multiple Occupation (Sui generis) including internal & minor external alterations.
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.

This proposal is for change of use from C3 dwellinghouses (4 x 2 bedroom flats) to a 13-bedroom HMO (sui generis), with a 20 person occupancy. The site is on the junction of Annandale Avenue ('C' classified) and Longford Road ('B' classified). Annandale Avenue is one-way only in this location with traffic travelling north-east bound. Both roads are subject to a 30mph speed restriction and the area is predominantly residential.

Parking

The Application Form does not include details of existing or proposed parking provision and the Design and Access Statement also makes no reference to on-site parking provision. However, local mapping does suggest that the site benefits from an existing vehicle crossover (VCO) which could provide parking for at least one vehicle. Clarification from the applicant as to whether this VCO will be retained and whether any parking would be possible on site would be beneficial.

The revised WSCC Car Parking Guidance does not set a standard for HMO use. Under the previous WSCC parking standards a demand of 0.5 spaces per bedroom would be anticipated. As such, a total of 6.5 car parking spaces may be provided for the proposal. Given the possibility that some rooms may be occupied by couples, it would not be unreasonable to expect a demand of 10 parking spaces. The existing C3 use of the site as 4 x 2-bedroom flats has the potential to generate a parking demand of 8 spaces which could potentially be required to be accommodated on-street if no off-street parking is currently possible. 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 additional demand for two parking spaces over the existing arrangement, we would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view. This should be provided in accordance with WSCC standards.

Sustainability

The proposed HMO is sustainably located, within walking distance of Bognor Regis town centre which contains a variety of local shops and services. Bus stops are located within metres of the property providing access into Bognor Regis and Chichester. Bognor Regis train station is within short walking distance providing access to Chichester, Brighton, Portsmouth and London. The

applicant proposes to provide cycle storage on site which further reduces the reliance upon the private car, however details of this have not been provided and can be secured via condition.

Conclusion

In conclusion, the LHA does not consider that the proposal would have 'severe' impact 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 cycle storage would be advised.

Nicola Fry
West Sussex County Council – Planning Services