

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways WSCC
DATE:	19/03/2018
LOCATION:	86, Annandale Avenue, Bognor Regis, PO21 2EX
SUBJECT:	BR/42/18/PL 2 No. 2 bedroom flats, one on first floor & one on second floor over existing single storey flat.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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 Strategic Planning 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.

Summary

This proposal is for the erection of 2 x two bedroom flats, one on the first floor and one on the second floor of 86 Annandale Avenue. The site currently consists of 3 x two bedroom flats and this proposal would involve an extension to the first floor and construction of a second floor in order to accommodate the proposed dwellings.

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

A nil car parking provision is proposed for the new flats. Under the WSCC Car Parking Standards, a total of two car parking spaces may be provided for the proposal. 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. 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.

Sustainability

The proposed dwellings are 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.

Conclusion

In conclusion, the LHA does not consider that the proposal for two new 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 approve the application then the following condition should be secured:

Condition

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

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

Nicola Fry

West Sussex County Council – Planning Services