

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	16/04/2025
LOCATION:	10 Nelson Road, Bognor Regis, PO21 2RY
SUBJECT:	BR/47/25/PL Demolition of existing garage and erection of 1 No 2-bed chalet bungalow (self build), close up existing gateway and addition of new gateway. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
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.

This application seeks the demolition of an existing garage and erection of a two-bedroom chalet bungalow. The site is located on Nelson Road, an unclassified road subject to a speed restriction of 30 mph.

New 4m wide vehicular access points are proposed for both existing and proposed dwellings. From inspection of the submitted visibility splay plan and WSCC mapping, visibility appears sufficient in both directions for both proposed access points. The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Regarding parking, the proposed dwelling will be provided with a driveway and carport, and this appears of suitable size to provide off-street car parking provision in accordance with Arun Parking Standards. On-site turning does not appear achievable, so cars may have to exit in a reverse gear – however, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the local area, and provision for the secure storage of bicycles has been demonstrated.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Car parking space (details approved)

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 to be 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.

Informative

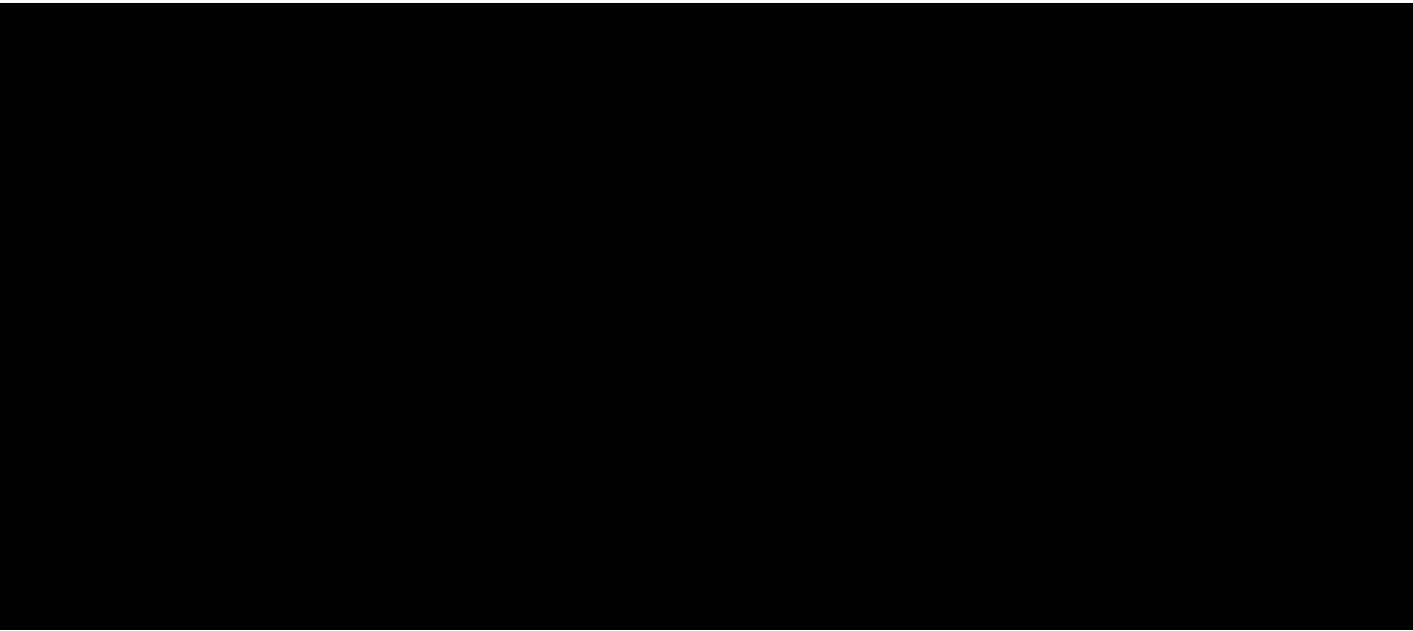
Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services



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From: [REDACTED]
Sent: 16 April 2025 11:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/47/25/PL at 10 Nelson Road Bognor Regis PO21 2RY

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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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