

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	29 April 2022
LOCATION:	13-17 Richmond Avenue Bognor Regis PO21 2YE
SUBJECT:	BR/48/22/PL Conversion of existing loft space into 2 No flats. This application is in CIL Zone 4 (Zero rated) as flats.
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 is for the conversion of existing loft space into 2 flats. The site is located on Richmond Avenue, an un-classified road subject to a speed limit of 30mph.

The building is currently undergoing conversion to flats approved under BR/114/20/PL, with permission for loft conversion to one flat. This application would result in a net increase of one flat within the roof space over that approved under BR/114/20/PL. As such, the LHA would not anticipate that this proposal would result in a material intensification of use of the site access over the existing as approved.

The Design and Access Statement indicates that one additional parking space will be provided within the parking area approved under BR/114/20/PL to serve the new flat - this will result in reconfiguration of the parking area previously approved. The LPA may wish to consider whether a variation of Condition 3 of BR/114/20/PL is required.

A plan demonstrating the floor plans of a secure and covered cycle storage shed to be provided for the flats has been provided, but does not demonstrate the location of the cycle store within the site. Details of this can be secured via condition, and as above, the LPA may wish to consider whether any variation of condition 6 of BR/114/20/PL is required.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions 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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services