

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	26 January 2022
LOCATION:	83 Aldwick Road Bognor Regis PO21 2NW
SUBJECT:	BR/4/22/PL Enlargement of existing HMO (Sui Generis), single storey rear extension, rear roof dormer, front and rear rooflights (resubmission following BR/79/21/PL).
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 proposal is for single storey rear extension and loft conversion to form enlarged 12-bedroom HMO. The site is located on Aldwick Road, a B-classified road subject to a speed limit of 30mph.

The LHA was previously consulted on applications at this site under BR/79/21/PL for extension and alterations to form a 16-bedroom HMO and BR/1206/19 for extensions and alterations to existing A1 retail unit and 5 bedroom HMO to form a reduced retail unit and 8 self contained flats. The LHA raised no highway safety concerns, however BR/79/21/PL was refused by the LPA and BR/1206/19 was withdrawn.

No vehicular access exists to the site and this application proposes no alterations to this arrangement. As such, a nil car parking provision is proposed for the new development. Under the WSCC Car Parking Standards, six car parking spaces may be provided for the proposal on the basis of 0.5 spaces per HMO bedroom in accordance with WSCC Parking Standards (updated Sept 2020). Given the existing 5 bedroom HMO on site, this would require 2.5 parking spaces, therefore the proposal has potential to generate an additional demand of 3.5 spaces. 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 detriment 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 from an amenity point of view.

The site is sustainably located within walking distance of a variety of local shops and services, including bus stops providing access to Bognor Regis, Chichester and further afield. Bognor Regis is within walking distance which provides wider facilities and services. Cycling is a viable option within the vicinity and a secure and covered cycle store has been demonstrated within the proposed garden providing cycle storage for up to 8 cycles in a covered Sheffield stand arrangement. Given the scale of the proposed HMO and nil parking provision, the LHA would ideally prefer that the cycle storage was provided on a one space per bedroom basis. The applicant is advised to consider increasing the size of the cycle storage area to provide 12 cycle spaces.

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 condition is advised:

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 plans.

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