

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	13 May 2020
LOCATION:	Abbots Lawn Sylvan Way Bognor Regis PO21 2RS
SUBJECT:	BR/55/20/PL Proposed first and second floor extensions.
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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highways Matter for this location under several planning applications of which the most recent is BR/134/17/PL that sought approval for rear 1st floor extension and new 2nd floor under new tiled roof to provide 10No. bedrooms & lounge area. No highways objections were raised and subsequently this application was granted planning approval. This permission does not appear to have been implemented.

This proposal is of similar nature to BR/134/17/PL that seeks approval for alterations to the existing care home to provide new office on the ground floor, and 12 additional bedrooms across the first and second floor. The site is located and accessed via Sylvan Way which is an unclassified road subject to 30mph speed limit.

The proposed plans do not indicate any alterations to the existing access onto Sylvan Way. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The Local Highway Authority (LHA) appreciates that the proposal may generate an intensification of movements; however this is not anticipated to be a highway safety concern given the road serves several other dwellings and it is unlikely that would have an adverse impact onto the wider road network.

No additional parking provision is proposed to serve the extension. Details of the existing parking provision have not been provided, however it does appear that there will be no loss of the existing parking provision. As stated in the application form, no additional staff members will be employed as part of the proposed extension. The current WSCC Car Parking Guidance does not have parking

demand for C2 (Care Home) use, however it would not be unreasonable to assume that some parking provision for visitors would be required.

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.

We would, however advice that the applicant should provide a reasonable justification as to why they do not propose any parking provision to serve the extension.

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

Anastasia Toleva
West Sussex County Council – Planning Services