

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	27 May 2022
LOCATION:	Salisbury House The Steyne Bognor Regis PO21 1TX
SUBJECT:	BR/63/22/PL Change of use of 5 No self-contained flats for adults with learning difficulties to 5 No self-contained flats and formation of 5 No further flats from HMO rooms, garage and office, repairs and decoration of external surfaces, minor alterations to elevation facing Sadler Street, change one window facing rear courtyard to French doors & apply obscure film to 2 windows in courtyard area. This application affects the setting of listed buildings, affects the character & appearance of The Steyne Conservation Area and 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.

The LHA was consulted on BR/65/22 for listed building consent for internal alterations to enable change of use from 5 self-contained flats for adults with learning difficulties, and change of use of existing 6 x HMO rooms, garage and office, to create a total of 10 self-contained flats on site. The LHA has now been consulted on the full planning permission application. The comments below were provided for BR/65/22/PL and are still considered valid.

The site is located on The Steyne, an un-classified road subject to a speed limit of 30mph.

The proposal will result in the loss of the existing single garage to the rear of the site. A nil parking provision is proposed for the new development. Under the Arun Car Parking SPD, 11 car parking spaces may be provided for the proposal. However, under the existing arrangements, the use of the site could generate a parking demand of a minimum of 8 parking spaces; seven of which would have been required to be accommodated on street. As such, this proposal has the potential to result in an additional on-street parking demand of 3 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 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 from an amenity point of view.

The site is sustainably located within the centre of Bognor Regis, within proximity to a variety of local shops, services and public transport links which reduce the reliance upon the private car. Cycle storage is proposed for up to 10 cycles within a two-storey racking system. Whilst the LHA acknowledge that this is not the most convenient storage solution for residents; given the site constraints and that the racks will be covered and the cycle/bin store area will be secure, the LHA would accept the proposed arrangements.

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 should be applied:

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 proposed 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