

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	26 April 2019
LOCATION:	Land To East Of Royal Norfolk Hotel, Aldwick Road, Bognor Regis, PO21 2LH
SUBJECT:	BR/73/19/PL Erection of 3 No. terraced residential dwellings, garden/cycle storage sheds & associated parking utilising the existing access (resubmission following BR/214/18/PL). This application affects the setting of a listed building & affects the character & appearance of The Steyne, Bognor Regis Conservation Area.
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 Strategic Planning 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.

Summary

This proposal is for the erection of 3 terraced residential dwellings. The site is situated on West Street and Royal Norfolk Mews.

Access and visibility

Access to the dwellings from Royal Norfolk Mews will be at the junction with West Street. West Street is a B-class road subject to a speed limit to 30 mph. The existing access via Royal Norfolk Mews has served approximately 14 properties for several years and a review of collision data provided to WSCC by Sussex Police reveal no reported injury accidents within the vicinity resulting from road layout. Therefore there is no evidence to suggest the addition of 3 more dwellings would exacerbate an existing concern.

Parking and turning

8 car parking spaces are proposed for the 3 dwellings. Each dwelling will have 2 designated car parking spaces, with the additional 2 reserved for visitors. The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require 7 car parking spaces, which the plans meet.

The parking bays each meet the recommended minimum dimensions of 2.4m x 4.8m as set out in Manual for Streets (MfS). There is also sufficient room for turning on-site, allowing vehicles to exit in a forward gear.

Sustainability

The site is situated in a sustainable location, with Bognor Regis town centre within walking distance. The town centre provides plentiful shops and services. Schools are within walking

distance of the site. Regular buses can be accessed from West Street, Aldwick Road and High Street. Bognor Regis Train Station is also within walking distance.

Secure and covered cycle storage was demonstrated in the plans. Cycles increase the sustainability of the properties, by providing alternative modes of transport to the use of car, and reducing parking pressures in the local vicinity.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact 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.

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

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.

Kyran Schneider
West Sussex County Council – Planning Services