

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 27 April 2017 12:44
To: Planning.Responses
Cc: Francis Oppler
Subject: RE: Planning Consultation on: BR/74/17/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 27/04/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: Mr S Davis

SUBJECT: BR/74/17/PL - Conversion of the ground floor to create 2 No. self-contained flats.

The Kindergarten, 86, Annandale Avenue, Bognor Regis, West Sussex, PO21 2EX

RECOMMENDATION:

[Advice](#)

[More Information](#)

S106 contribution total (see below for breakdown): £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.

The proposal is to change the ground floor from previous children's nursery use to 2 x 2-bedroom flats. The site is on the junction of Annandale Avenue ('C' classified) and Longford Road ('B' classified). Both roads are subject to a 30 mph speed restriction in this location, the area is predominantly residential and an inspection of local mapping reveals that a dropped kerb vehicle crossover is in place from Annandale Avenue, which is one-way only in this location with traffic travelling north-east bound only.

No off street parking details have been provided. The applicant should clarify the proposed parking arrangements and whether the existing off street parking area will be utilised. If a nil car parking provision is proposed then the existing dropped kerb should be reinstated. Considering the existing use as children's nursery and the on street parking at

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.