

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	10 April 2019
LOCATION:	33 Shelley Road, Bognor Regis, PO21 2SN
SUBJECT:	BR/76/19/PL Conversion of existing house into 2 No. 3 bed semi detached properties.
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 conversion of an existing house into two 3-bed semi-detached properties. WSCC were previously consulted regarding highway matters for this property in 2016 for application BR/70/16, where no highways concerns were raised. The site is located on Shelley Road, an unclassified road subject to a speed limit of 30 mph.

Access and visibility

There is an existing access serving the existing house, and this will be used for the proposed properties also. 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 addition of 1 dwelling would exacerbate an existing safety concern.

Parking and turning

4 car parking spaces are proposed for the development, 2 for each of the proposed properties. There is sufficient room for 4 cars to park at this property. Using the WSCC Car Parking Demand Calculator, it has indicated that a property of this size in this location would create a demand of 5 car parking spaces. As 4 spaces are provided, any overspill parking would have to be accommodated on-street. The Local Highway Authority (LHA) would not consider this detrimental to highway safety, but the LPA may wish to consider the potential impacts of this development on on-street parking from an amenity point of view.

Sustainability

The property is situated in a sustainable location, with shops and services located nearby down Aldwick Road. Regular bus routes pass through Aldwick road, connecting the area to Bognor Regis Town Centre and other nearby towns. The local primary school is also within walking distance. Cycling is a viable option in the area. To improve the sustainability of the development, it is recommended that secure and covered cycle storage is included in the plans, to offer alternative transport options and reduce the need to travel by private car.

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 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 approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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

Kyran Schneider
West Sussex County Council – Planning Services