

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 19/05/2015

FROM: Chris Pratt

**TO: Arun District Council
FAO: Simon Davis**

SUBJECT: BR/95/15/PL - Demolition of existing garages & erection of a two storey 4 No. studio apartment block.

Rear of 22 Stocker Road, Bognor Regis, PO21 2QF

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

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.

The application seeks approval for the demolition of existing redundant garages to form 4 x studio apartments.

From inspection of the plans and information available, the site is currently not offering off-road parking for the new units. However, the site is situated within a sustainable location with good access links to public transport; therefore potential occupiers may not have to rely on a private vehicle. Whilst there are no highway safety concerns in this, the proposals may lead to an increase demand in on-street parking within the area which the LPA may wish to consider from an amenity aspect.

The site will also offer cycle storage which should be secure and covered and capable of holding up to 4 cycles.

No concerns wished to be raised to this application from a highways perspective subject to condition securing cycle parking.

**Chris Pratt
Strategic Planning**