

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 16th March 2015

**FROM: Adam Charlton TO: Arun District Council
FAO: Ross Leal**

SUBJECT: EG/17/15/PL - Change of use from barber shop (A1 Shops) to dwelling house (C3 Dwelling Houses).

64B, Barnham Road, Barnham, Eastergate, West Sussex, PO20 0ES

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 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 for the conversion for part of an A1 retail unit into a single dwelling unit with access onto Barnham Road via an existing pedestrian only access point.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity relating to the existing point of access, indicating a low risk of highway safety issues with this proposal.

In terms of transport, the property is situated in a sustainable location. The property is within walking distance of a range of services and public transport, hence there is no reliance as such on the use of the private car. This application therefore is in compliance with the NPPF (2012) in encouraging the use of sustainable transport.

Any approval of planning permission would be subject to the following condition, there are no Highway concerns with this proposal:

CONDITION

No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car in accordance with the NPPF (2012).

**Adam Charlton
Strategic Planning**