

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 17/10/2017

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: EP/133/17/PD- Application for Prior Notification under Class C for change of use from shop (A1) to Cafe/Restaurant (A3).

126-128, Sea Road, East Preston

RECOMMENDATION:

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

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 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.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Shop (A1) use to Café/Restaurant (A3) subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

West Sussex County Council in its role as LHA (Local Highway Authority) has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out.

Taking into account the existing permitted usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to A3 would have an adverse impact on the local highway network. The LHA would not wish to raise any highway capacity concerns to this application and the prior approval is therefore considered acceptable in highway terms.

**Jodie Wilkes
Planning Services**